

# Whisper Creek Subdivision

## Final Environmental Impact Report

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Prepared for:



Placer County Planning Department

SCH # 2004062132

March 2007

Submitted by:

 **FOOTHILL ASSOCIATES**  
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# **Whisper Creek Subdivision**

## **Final Environmental Impact Report**

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**Lead Agency:**



County of Placer Planning Department  
3091 County Center Drive  
Auburn, CA 95603  
(530) 745-3000

**SCH # 2004062132**

**Prepared by:**  
Foothill Associates  
655 Menlo Drive, Suite 100  
Rocklin, CA 95765

March 2007

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## 1.0 INTRODUCTION

### 1.1 Purpose of the Final EIR

This document, in combination with the Draft Environmental Impact Report (Draft EIR) dated September 2006, is the Final Environmental Impact Report for the Whisper Creek Subdivision project. As required by the California Environmental Quality Act (CEQA) and Section 15088 of the CEQA Guidelines specifically, the Lead Agency (Placer County) is required to evaluate comments on environmental issues received from persons who reviewed the Whisper Creek Subdivision Draft EIR and prepare a written response. These written responses, together with the Whisper Creek Subdivision Draft EIR, constitute the Final Environmental Impact Report (Final EIR) for the project. The Draft EIR is incorporated by reference in its entirety, consistent with CEQA Guidelines Section 15150.

The Draft EIR was circulated for public review from October 3, 2006 through November 16, 2006. A public hearing was held on the project on October 26, 2006. Comments were received in two ways:

- Written comments were received by letter, and
- Spoken comments were received at the October 26, 2006 public hearing.

This Final EIR contains public comments received from agencies and individuals on the Draft EIR.

### 1.2 Organization of the Final EIR

This Final EIR for the Whisper Creek Subdivision project is organized into four sections which are summarized below:

#### **Section 1 – Introduction**

This section provides information on the purpose and content of the Final EIR as well as a summary of the public participation process to date.

#### **Section 2 – Comments and Responses**

This section provides a list of all written and spoken public comments received from agencies and individuals. Each comment letter and spoken comment is provided and annotated with comment numbers. The Lead Agency's (Placer County) responses to annotated comments follow each letter or summary of spoken comments. The responses may include clarifications to the Draft EIR, references to Draft EIR sections, and when necessary, changes to the text of the Draft EIR.

#### **Section 3 – Changes to the Draft EIR**

This section includes all revisions and changes to the Draft EIR as a result of responses to comments and updates. Deletions are shown in strike out (~~strike out~~) and additions are shown in underline (underline).

**Section 4 – Mitigation Monitoring and Reporting Program**

Revisions to this section include the project's revised Mitigation Monitoring and Reporting Program (MMRP) with changes as a result of the comments and responses to comments.

**1.3 Summary of Public Participation Process to Date**

As part of the initial environmental review process for the proposed project, an Initial Study and Notice of Preparation (NOP) were circulated by Placer County in June and July of 2004. A public scoping meeting was held on July 14, 2004. A revised NOP was circulated in February and March 2005. The NOPs were circulated to inform responsible agencies and the public of the proposed project and to solicit comments on issues of concern to be evaluated in the Draft EIR. The NOP and comments were included in the Draft EIR as Appendix A.

The Draft EIR was circulated for public review from October 3, 2006 through November 16, 2006. This Final EIR contains public comments received on the Draft EIR. A public hearing on the Draft EIR was held on October 26, 2006. Public notices were mailed to Placer County property owners of record within 300 feet of the project site. A public hearing notice was also published in the Roseville Press Tribune on October 7, 2006. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. Spoken comments were received at the public hearing.

All persons and agencies who provided written and verbal comments will receive a copy of this Final EIR, which contains responses to their comments and changes to the Draft EIR based upon those comments.

## 2.0 COMMENTS AND RESPONSES

### 2.1 List of Comment Letters

Written Letter #	Commenter	Date	Comment Number	Comment Topic
1	State of California, Department of Water Resources	10/10/2006	1-1	Reclamation Board jurisdiction and permitting
2	California Highway Patrol	10/26/2006	2-1	Staffing needs
3	State of California, Department of Transportation	11/16/2006	3-1	Traffic impacts to I-80
			3-2	Hydrology mitigation
			3-3	Peak flows
4	City of Roseville	11/16/2006	4-1	PFE Road and impacts to City of Roseville
			4-2	PCWA water wheeled through City of Roseville
			4-3	Recreation funding and impacts to City of Roseville recreation funding
			4-4	Fire planning in southwestern Placer County
5	United Auburn Indian Community of the Auburn Rancheria	10/24/2006	5-1	Contact UAIC in the event of inadvertent discovery of unidentified resources or subsurface remains.
6	Placer County Water Agency	11/16/2006	6-1	Annexation required into PCWA's Zone 1
			6-2	PCWA provides water to California American Water
			6-3	Will-serve letter
			6-4	Reclaimed water encouraged
			6-5	California American Water Company storage facilities
7	William and Bess Betts	11/12/2006	7-1	Potential for flooding
			7-2	Flooding and mitigation measures
8	C.J. Silver	11/15/2006	8-1	Loss of privacy and setbacks
			8-2	Noise and wildlife
			8-3	Air quality
			8-4	No notification about public hearing
			8-5	Significant impacts to environment and residents

Written Letter #	Commenter	Date	Comment Number	Comment Topic
9	Wayne & Lisanne Sobieralski	11/15/2006	9-1	Open field and “country” feel to be lost
			9-2	No notification of public hearing
			9-3	Impact on Sacramento County residents
			9-4	Views and viewer response
			9-5	Lighting
			9-6	Noise
			9-7	Wildlife and wetlands
			9-8	Air quality
			9-9	Setbacks for lots
			9-10	Significant impacts and mitigation

## 2.2 Comment Letters

Individual comments have been identified in each comment letter with a corresponding comment number in the left margin. Following each comment letter is the “Response to Comments” page. Each “Response to Comment” page includes a summary of each numbered comment followed by a response for that comment. Some responses may be applicable to more than one comment.

When the responses include changes to the Draft EIR, deletions are shown in strike out (~~strike out~~) and additions are shown in underline (underline).

## 2.2.1 Letter 1, Comment from Department of Water Resources

STATE OF CALIFORNIA -- THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

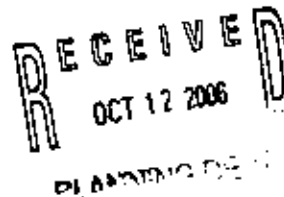
### DEPARTMENT OF WATER RESOURCES

1416 N 9TH STREET, P.O. BOX 942836  
SACRAMENTO, CA 94236-0001  
(916) 653-5791



October 10, 2006

Maywan Krach  
Placer County Planning Department  
3091 County Center Drive  
Auburn, California 95603



Whisper Creek Subdivision  
State Clearinghouse (SCH) Number: 2004062132

1-1

The project corresponding to the subject SCH identification number has come to our attention. The limited project description suggests your project may be an encroachment on the State Adopted Plan of Flood Control. You may refer to the California Code of Regulations, Title 23 and Designated Floodway maps at <http://recbd.ca.gov/>. Please be advised that your county office also has copies of the Board's designated floodways for your review. If indeed your project encroaches on an adopted flood control plan, you will need to obtain an encroachment permit from the Reclamation Board prior to initiating any activities. The attached Fact Sheet explains the permitting process. Please note that the permitting process may take as much as 45 to 60 days to process. Also note that a condition of the permit requires the securing all of the appropriate additional permits before initiating work. This information is provided so that you may plan accordingly.

If after careful evaluation, it is your assessment that your project is not within the authority of the Reclamation Board, you may disregard this notice. For further information, please contact Sam Brandon of my staff at (916) 574-0661.

Sincerely,

Mike Mirmazaheri, Chief  
Floodway Protection Section

cc: Governor's Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street, Room 121  
Sacramento, CA 95814



## **Response to Comment from Department of Water Resources**

***Comment 1-1 Summary:*** The Reclamation Board has jurisdiction, including permit requirements, over projects within regulated streams, including projects within floodways and levees. The letter states that if the project is outside of Board jurisdiction, the notice and comment may be disregarded.

**Comment 1-1 Response:** A review of State Reclamation Board maps of the Dry Creek Designated Floodway show that the project is outside of any designated regulated streams and other defined areas of Reclamation Board jurisdiction. No permit is required and no changes are necessary in the Draft EIR.

## 2.2.2 Letter 2, Comment from Department of California Highway Patrol

State of California—Business, Transportation and Housing Agency

ARNOLD SCHWARZENEGGER, Governor

### DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

California Highway Patrol  
9440 Indian Hill Road  
Newcastle, CA 95658  
(916) 735-3344  
(800) 735-2929 (TT/TDD)  
(800) 735-2922 (Voice)



RECEIVED

NOV 02 2006

ENVIRONMENTAL COORDINATION SERVICES

October 26, 2006

File No.: 220.10284.13332.SCH#2004062132

Ms. Maywan Krach  
Placer County Community Development Resource Agency  
Environmental Coordination Services  
3091 County Center Drive  
Auburn, CA 95603

Dear Ms. Krach:

Recently, the California Highway Patrol (CHP) Auburn Area had the opportunity to review the Draft Environmental Impact Report for the Whisper Creek Subdivision SCH#2004062132. We believe the growth discussed will impact the mission of the CHP of providing safety and service of the public as they use the highway transportation system within Placer County. The project as outlined will substantially increase traffic volume and impact the State highways and roadways within the western portion of Placer County, primarily Interstate 80 (I-80), State Route 65 (SR-65) and Baseline road.

2 - 1

The effect this project will have over the Auburn CHP Area could be significant in the number of residents it will attract. The proposed plan encompasses approximately 60.6 acres currently in the unincorporated area of Placer County. The plan calls for a maximum of 104 residential units with a population increase of approximately 270.

The Auburn CHP Area office is responsible for more than 800 square miles of area in west Placer County, which includes I-80, S.R. 49, S.R. 193, S.R. 65, and over 1,100 miles of county roadways. We currently have 30 Road Patrol Officers assigned to the Auburn CHP Area office to patrol these roadways 24 hours a day, 365 days a year. We are committed to providing the maximum amount of service and traffic enforcement allowable with our current staffing levels. However, this project will impact our ability to provide traffic law enforcement services, unless additional staffing is allocated to patrol this project.

There are no immediate plans to augment the workforce in the Auburn CHP Area Office nor are there any major roadway projects to significantly increase the traffic capacity of I-80 or SR-65. This is an area that should be discussed as this project, along with several other major developments within the immediate vicinity, will have a major impact on traffic.

In order for the Auburn CHP Area to adequately patrol the Whisper Creek subdivision, we will need one additional officer to accommodate this project. The additional is based on the Placer County Sheriff's Department's staffing formula for providing law enforcement services within Placer County. The PSCO

*Safety, Service, and Security*

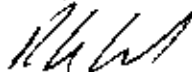
Ms. Lori Lawrence  
Page 2  
September 7, 2006

formula is 1.3 personnel per 1,000 residents (1.3:1,000). PSCO is responsible for the same geographic area as the Auburn CHP Area. PSCO is responsible for handling the enforcement of criminal investigations and incidents while the Auburn CHP Area is responsible for handling enforcement of traffic investigations and incidents within Placer County. Using PSCO's staffing formula, the Auburn CHP Area will need one additional officer to provide traffic enforcement, accident investigation, motor services, and vehicle theft incidents.

I-80, which bisects the City of Roseville, is currently operating at near maximum capacity. During certain times of the day, I-80 is beyond capacity resulting in gridlock or near gridlock as traffic flows at a seriously reduced speed in both directions. Furthermore, SR-65, which is located on the north edge of Roseville, has already experienced a major increase in usage due to the growth from the cities of Lincoln, Roseville and Rocklin. The opening of the Thunder Valley Casino in June 2003 has further impacted traffic along this major route. Any significant increase in growth will further adversely affect these major routes of travel.

We thank you for allowing our comments regarding the Partially Recirculated Revised Draft Environmental Impact Report. Through cooperative partnerships with local, county and State entities the CHP will continue to monitor the growth within western Placer County and the surrounding cities for its impact on the CHP's mission.

Sincerely,



RICK WARD, Captain  
Commander  
Auburn Area

cc: Assistant Chief Sal Segura, Valley Division  
Captain Joe Whiteford, Special Projects Section

### **Response to Comment from Department of California Highway Patrol**

***Comment 2-1 Summary:*** The commenter states that the Whisper Creek project will substantially increase traffic volume and impact the State highways and roadways within the western portion of Placer County. The Auburn CHP area office is responsible for the enforcement of traffic investigations and incidents within unincorporated Placer County. The Whisper Creek Subdivision project would require one additional officer to provide traffic enforcement, accident investigation, motor services, and vehicle theft incidents.

***Comment 2-1 Response:*** The Whisper Creek Subdivision is consistent with the projected build out in the Dry Creek-West Placer Community Plan and associated Environmental Impact Report adopted in 1990. The California Highway Patrol (CHP) receives its funding through the yearly legislative budget process. The majority of the funding for the CHP comes from the Motor Vehicle Account which derives its incoming revenue primarily from vehicle registration fees and driver license fees. For the budget year 2006-2007, CHP was authorized an increase of 240 officers due to increasing workload associated with recent and future substantial growth. With a yearly funding mechanism in place, the level of significance for impacts to law enforcement remains less than significant.

## 2.2.3 Letter 3, Comments from Department of Transportation

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION  
DISTRICT 3, SACRAMENTO AREA OFFICE  
Venture Oaks -MS 15  
P.O. BOX 942874  
SACRAMENTO, CA 94274-0001  
PHONE (916) 274-0634  
FAX (916) 274-0648  
TTY (530) 741-4509



*Use your power!  
Be energy efficient!*

November 16, 2006

06PLA0117  
SCH # 2004062132  
Whisper Creek Subdivision  
Draft Environmental Impact Report (DEIR)  
03PLA80 PM 0.55

Ms. Maywan Krach  
Placer County Planning Department  
11414 B Avenue  
Auburn, CA 95603

Dear Ms. Krach:

Thank you for the opportunity to comment on the Whisper Creek Subdivision. This project plans for the development of a 104 lot residential subdivision. Our comments are as follows:

### Traffic Operations

- 3 - 1
- This project will generate approximately 81 AM and 106 PM peak hour trips respectively, and the Traffic Impact Study (TIS) in the DEIR should include analysis to determine any potential significant traffic impacts to Interstate 80 (I-80). The TIS should include the following interchanges on Interstate 80: Elkhorn Blvd./Greenback Lane, Riverside Ave./Auburn Blvd., Douglas Blvd, and State Route 65/I-80. The TIS should consider all possible traffic impacts to all ramps, ramp intersections, and the I-80 main line.
  - Documents and questions regarding the traffic impact study and traffic operations may be addressed to Ms. Christine Zdunkiewicz, 2389 Venture Oaks Drive, Sacramento, (916) 274-0433.

### Hydrology

- 3 - 2
- None of the mitigation measures sections 3.11-1a through 3.11-1f specifically address the potentially significant impacts from increased rate and volume of flows resulting from the proposed development. This issue should be addressed in detail.
- 3 - 3
- Page 3-166 paragraph 3 states: "Specifically, there is a 1 cubic foot per second (cfs) increase in the 2-year flow, 2 cfs in the 5, 10, 100, and 200 year flows, a 4 cfs increase in the 25- and 50-year peak

*"Caltrans improves mobility across California"*

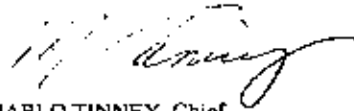
Ms. Maywan Krach  
November 16, 2006  
Page 2 of 2

flows". There appears to be an inconsistency in the fact that 2 cfs increases in flows are realized for 5-year, 10-year, 100-year and 200-year events, whereas there is a 4 cfs increase in 25-year and 50-year event. Please provide clarification and backup calculations supporting the above facts to the Caltrans District 3 Hydraulics Branch.

- Documents and questions regarding hydraulic issues may be addressed to Mr. Gordeep Bhattal, 720 Yuba Street, Marysville, (530) 740-4830.

If you have any questions regarding these comments, please contact Bob Justice, Placer County Planning Liaison at (916) 274-0616.

Sincerely,



MARLO TINNEY, Chief  
Office of Transportation Planning – East

c- State Clearinghouse

*"Caltrans improves mobility across California"*

## **Response to Comments from Department of Transportation**

**Comment 3-1 Summary:** The commenter requests that the project's Traffic Impact Study should include analysis to determine any potential significant impacts to I-80 within the area, including all ramps, ramp intersections, and the I-80 main line.

**Comment 3-1 Response:** The Whisper Creek Subdivision is consistent with the projected build out in the Dry Creek-West Placer Community Plan and associated Environmental Impact Report adopted in 1990. The nearest interchanges on I-80 are approximately 4.5 to 6.4 miles from the project site. The project's size of 104 units and location on PFE Road were considered when determining the scope of the traffic analysis. It was determined that 10 intersections within Placer and Sacramento Counties were appropriate study points for the potential impacts from a development of this size. Eight different future scenarios (combinations of subdivision, no subdivision, PFE Road interrupted at Cook-Riolo Road, PFE Road not interrupted, Don Julio Boulevard extended, Don Julio Boulevard not extended) were evaluated in the traffic impact study for their impacts on area roadways and intersections, resulting in a total of seventy-six (76) individual location analyses for future level of service within an approximate two mile area.

**Comment 3-2 Summary:** The mitigation measures 3.11-1a through 3.11-1f do not address the potentially significant impacts from increased rate and volume of flows resulting from the proposed development.

**Comment 3-2 Response:** As stated on page 3-160 of the Draft EIR, the Preliminary Drainage Report concluded that the project causes no significant increases in flows downstream of PFE Road. The Dry Creek Watershed Flood Control Plan referenced in the Draft EIR recommends on-site detention in significant portions of the upper Dry Creek Watershed but does not recommend local detention within the City of Roseville and downstream. On site-detention is not recommended for this area of Dry Creek specifically so that peak flows from the project site and area will pass downstream prior to the higher peak flows from the upper watershed. As noted in the Preliminary Drainage Report, the project site sheds' time to peak flows are 1 to 2 hours while the overall Dry Creek watershed will peak at this location in 8 to 10 hours. For sites in the lower watershed, the Dry Creek Watershed Flood Control Plan recommends payment of fees that would contribute to the building of regional, not local, detention sites. Mitigation Measures 3.11-1d and 3.11-1e specifically require payment of fees for drainage improvement and flood control. Fees are currently being used for the construction of a regional detention basin on Miners Ravine upstream of the Whisper Creek project site.

**Comment 3-3 Summary:** On page 3-166 paragraph 3 notes the increase in flows after development for different year events. There is an inconsistency in the fact that 2 cfs increases in flows are realized for 5-year, 10-year, 100-year and 200-year events, whereas there is a 4 cfs increase in 25-year and 50-year event. Please provide clarification and backup calculations supporting the above facts.

Comment 3-3 Response: The different flow increases as described in the comment are explained and clarified in paragraph 3 on page 3-166 immediately after the listing of increases. A copy of the Preliminary Drainage Report has been provided to the commenter at the Caltrans District 3 Hydraulics Branch.



## 2.2.4 Letter 4, Comments from the City of Roseville

Nov 16 06 03:39p

Roseville Manager/cdd

9167745195

p. 1



Community Development  
311 Vernon Street  
Roseville, California 95678-2642

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NOV 16 2006

ENVIRONMENTAL COORDINATION SERVICES

November 16, 2006

Maywan Krach  
Placer County Community Development/Resources Agency  
Environmental Coordination Services  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Via: Fax and Regular Mail

Fax No. (530) 745-3003

Page 1 of 3

Subject: Whisper Creek Subdivision Unit 1 – DEIR Comments

Dear Ms. Lawrence:

Thank you for the opportunity to review and comment on the Whisper Creek Subdivision Unit 1 Draft EIR (DEIR). Following find comments provided by various City of Roseville departments consolidated for your review.

**Public Works**

In the NOP comments from Public Works dated July 23, 2004, the Department requested that the traffic analysis include separate scenarios with PFE Road open and closed at Cook Hiolo Road. In addition Public Works requested that impacts to the City of Roseville from the closure of PFE Road be identified. While the DEIR included future year (2025) scenarios with PFE open and closed, there is no analysis as to potential impacts to Roseville.

4-1

Placer County has continuously requested that the City of Roseville develop East/West parallel roadways within new development areas north of Baseline Road in order to facilitate regional travel and provide relief to Baseline Road. However, the potential closure of PFE Road at Cook Hiolo Road directly conflicts with the desire for more East/West roadway capacity. In fact, the County continues to approve/consider development projects in the Dry Creek/West Placer Community Plan Area without providing sufficient additional East/West capacity or addressing the impacts of the PFE Road closure.

We request that the Final EIR (FEIR) adequately address a cumulative land use scenario with and without the closure of PFE Road. This scenario should include appropriate development densities approved as part of the City's WRSP and Sphere of Influence Amendment projects, as well as the proposed Regional University projects and related development plans under consideration by the County. The analysis should identify potential impacts/benefits to the City of Roseville with and without the PFE Road closure, and should address the regional impacts (e.g., impacts to Baseline Road) with and without the closure.

916 774 5334 • Fax 916 774 5195 • TDD 916 774 5270 • [www.roseville.ca.us](http://www.roseville.ca.us)

Maywan Krach  
Whisper Creek Subdivision Unit 1 - DEIR Comments

Page 2 of 3

#### Environmental Utilities

The Whisper Creek project will require passing PCWA water through the Roseville water distribution system (i.e., wheeling) as a part of the interim supply strategy. This fact is not mentioned in the DEIR, and the related restrictions and limited conveyance capacity for delivering PCWA water to the Cal-Am service area should be recognized. A mitigation measure similar to that contained in the Placer Vineyards EIR should be included in the Whisper Creek Subdivision Unit 1 FEIR to ensure adequate wheeling capacity is available to serve the project with PCWA water. The Placer Vineyards Mitigation Measure is as follows:

4 - 2

*Prior to approval of any small lot tentative subdivision map or similar project level discretionary approval for land uses that do not require a tentative subdivision map, the Placer County Water Agency shall perform an analysis of the remaining wheeling capacity in the City of Roseville's system. This analysis shall consider all of the previously committed demand to Morgan Creek, Placer Vineyards, Regional University or other projects within southwest Placer County that rely on water from the wheeling agreement. The analysis shall be submitted to both the County and the City of Roseville for verification. County shall confirm that uncommitted capacity remains within the City of Roseville's system to wheel the required amount of PCWA-supplied water to the Specific Plan area prior to allowing development to proceed. In the event sufficient uncommitted capacity does not exist, the County shall not grant the proposed tentative subdivision map or other project level discretionary approval until the County determines that a water supply not dependent on capacity in the City of Roseville system becomes available for the area at issue.*

Until a different route for water supply delivery is reached, no connections will be allowed to the system once the 10 MGD rate through Roseville is reached.

4 - 3

#### Parks and Recreation

Pages 3-190 and 191: While the DEIR does address the funding for and development of parks and recreation facilities, it does not address funding for recreation programs. Lack of funding for recreation programs will impact recreational programs offered in neighboring jurisdictions, including the City of Roseville. If funds for staffing and administering recreational programs are included in the funds for the development of the recreation facilities, the source and availability of such program funding should be clarified in the DEIR.

4 - 4

#### Fire

The City of Roseville Fire Department requests continued future comprehensive fire protection planning in southwestern Placer County. This site is in close proximity to the Placer Vineyards Specific Plan and there is a comprehensive fire plan for that project. The FEIR should reference the planning efforts being made in the Placer Vineyards Specific Plan and the balance of southwestern Placer County. The Whisper Creek Subdivision Unit 1 project should provide fair share funding to ensure fire services being contemplated for the Placer Vineyards project can also serve the Whisper Creek project.

Nov 16 06 03:39p

Roseville Manager/cdd

9167745105

P. J

Maywan Kiach

Whisper Creek Subdivision Unit 1 - DEIR Comments

Page 3 of 3

Thank you for your consideration of our comments. Should you have any questions concerning this letter, feel free to contact me at 774-5334.

Sincerely,



Mark Morse  
Environmental Coordinator

cc: John Sorague  
Paul Richardson  
Kathy Pease  
Rob Jensen  
Bill Moore  
Mike Wixon  
Mike Dour  
Mike Sheltito  
Kelly Casanova  
Demick Whichard  
Ed Kriz  
Ketye McKinney  
Ken Wagner  
Dennis Mathisen

## **Response to Comments from City of Roseville**

**Comments 4-1 Summary:** The City of Roseville requests that the Final EIR address a cumulative land use scenario with and without the closure of PFE Road. This scenario should include appropriate development densities approved as part of the City's WRSP and Sphere of Influence Amendment projects, as well as the proposed Regional University projects and related development plans under consideration by the County. The analysis should identify potential impacts/benefits to the City of Roseville with and without the PFE Road closure, and should address the regional impacts (e.g. impacts to Baseline Road) with and without the closure.

**Comments 4-1 Response:** The proposed project was evaluated utilizing the Dry Creek-West Placer Community Plan circulation element that assumes the closure of PFE Road. The proposed development should be consistent with the land development assumptions for Placer County used in the City of Roseville's transportation planning model. Area wide impacts were evaluated in the EIR for the Community Plan. The Traffic and Circulation Technical Study (Appendix C of the DEIR) did contain cumulative analyses for both scenarios of PFE Road open and PFE Road closed. The Whisper Creek project does not propose any changes to the PFE Road closed scenario as originally presented in the Community Plan. However, as a separate and independent project from the Whisper Creek Subdivision, Placer County is considering amending the Dry Creek-West Placer Community Plan to allow for PFE Road to remain open at Cook-Riolo Road. The City of Roseville, surrounding jurisdictions, and the public will have the opportunity to provide input on any future analysis and plans that could impact traffic circulation relative to PFE Road and regional impacts.

**Comment 4-2 Summary:** The Whisper Creek project will require passing PCWA water through the Roseville water distribution system (known as "wheeling") as part of the interim supply strategy. The related restrictions and limited conveyance capacity for delivering PCWA water to the Cal-Am service area should be recognized. A mitigation measure similar to that contained in the Placer Vineyards EIR should be included in the Whisper Creek Subdivision FEIR to ensure adequate wheeling capacity is available to serve the project with PCWA water.

**Comment 4-2 Response:** A discussion of the wheeling capacity is added as part of the water supply discussion in the FEIR after the first paragraph in section 3.12.1.1 on page 3-172 as follows:

*PCWA currently conveys treated water to Cal-Am for retail sales within the Dry Creek-West Placer Community Plan area by utilizing capacity reserved in the City of Roseville's pipelines pursuant to an agreement entered into between PCWA and the City in 1991. The agreement provides that the City shall permanently reserve sufficient capacity at all times to wheel a peak rate of 10 million gallon per day (MGD) of PCWA supplied water. At the present time, approximately 8.5 MGD or 85% of this capacity is currently available. This project is projected to require 0.15 MGD, or 1.8% of the remaining capacity under this agreement. As additional development is approved in this area, additional demands will be placed upon the remaining capacity. Based upon a review of approved tentative maps, applications currently on file with Placer County for the development projects in this area that would likely utilize water provided under the*

wheeling agreement and the likely timing for the development of this project, there is reasonable certainty that there will be adequate wheeling capacity to provide water for this project when it is needed. PCWA has sufficient water entitlements to be able to supply water to all of the present and anticipated development planned for the Dry Creek-West Placer Community Plan area and is actively pursuing the permitting of new infrastructure to convey additional supplies of water to this area.

Water Supply Impact 3.12-1 on page 3-179 will be revised to add a new mitigation measure regarding the wheeling capacity and will read as follows:

**Water Supply**

<i>Impact 3.12-1:</i>	<i>Increased demand for treated surface water</i>
<i>Significance:</i>	<i>Potentially Significant</i>
<i>Mitigation Measures:</i>	<i>Mitigation Measure 3.12-1a, Provide water pipeline improvements; <u>Mitigation Measure 3.12-1b, Confirm that sufficient wheeling capacity is available through the City of Roseville's system.</u></i>

*Significance after Mitigation: Less than Significant*

Language will be added at the end of the third paragraph on page 3-180 as follows:

*It is expected that the project would utilize the City of Roseville's wheeling capacity.*

Mitigation Measure 3.12-1b is added on page 3-186 to address the impact to the wheeling capacity (and therefore the original Mitigation Measure 3.12-1 regarding pipeline improvements becomes Mitigation Measure 3.12-1a):

*Mitigation Measure 3.12-1a: Provide water pipeline improvements. This mitigation measure applies to Impact 3.12-1.*

*The Applicant proposes to design and construct a 16-inch and a 24-inch off site water supply pipeline in accordance with PCWA standards. These standards specify acceptable pipe materials and joint types and require that all treated water pipelines are pressure tested for leakage and breakage at 150 PSI or 150 percent of line pressure, whichever is higher, assuring that there can be no "loose joints" in these lines. Air Vacuum Release Valves are required to be installed at high points in pipelines to automatically expel air from the pipeline and should a loss of pressure occur to automatically let air back into the pipeline so that negative pressures do not occur. This mitigation measure would reduce the impact to a less-than-significant level.*

*Mitigation Measure 3.12-1b: Confirm that sufficient wheeling capacity exists within City of Roseville's system or that an alternative system is available. This mitigation measure applies to Impact 3.12-1.*

*Prior to approving a final map for the project or any phase of the project, the County shall confirm that sufficient capacity exists within the City of Roseville's system, or that PCWA has an alternative source of water which does not depend upon the City of*

Roseville's system, to enable PCWA to supply Cal-Am with a permanent source of water for the Whisper Creek project. PCWA should perform an analysis of the remaining wheeling capacity in the City of Roseville's system. This analysis shall consider all of the previously committed demand to Morgan Creek, Placer Vineyards, Regional University or other projects within southwest Placer County that rely on water from the wheeling agreement. The analysis shall be submitted to both Placer County and to the City of Roseville for verification.

With the addition of this Mitigation Measure, the Mitigation Measure number 3.12-1b is added to Table ES—1 in the Executive Summary (page vii) and Mitigation Measure 3.12-1b is also added to pages 39 and 40 of the Mitigation Monitoring and Reporting Plan of this FEIR.

**Comment 4-3 Summary:** While the DEIR does address the funding for and development of parks and recreation facilities, it does not address funding for recreation programs. Lack of funding for recreation programs will impact recreational programs offered in neighboring jurisdictions, including the City of Roseville. If funds for staffing and administering recreational programs are included in the funds for the development of the recreation facilities, the source and availability of such program funding should be clarified in the DEIR.

**Comment 4-3 Response:** Program funds are not included in the funding for recreation facilities for the project. Programs at County facilities are often provided by independent leagues, with the County Parks and Recreation Department coordinating field use. It is anticipated that the County will provide programs at recreation facilities within the Placer Vineyards Specific Plan area to the west of the project site. Use of recreation programs by future Whisper Creek residents at existing City of Roseville facilities (and potential Placer Vineyard facilities), would require user fee payments. Typically, fees for such programs are slightly higher for residents outside of the jurisdiction or service area providing the programs. Due to this funding mechanism already in place within the City of Roseville, impacts to the City's recreational programs would be less than significant.

**Comment 4-4 Summary:** The City of Roseville Fire Department requests continued future comprehensive fire protection planning in southwestern Placer County. This site is close to the Placer Vineyards Specific Plan area and the FEIR should reference the planning efforts being made in that plan area and the balance of southwestern Placer County. The Whisper Creek project should provide fair share funding to ensure fire services being contemplated for the Placer Vineyards project can also serve the Whisper Creek project.

**Comment 4-4 Response:** As described in the Draft EIR, services are currently provided to the project site area by Station 100 of the Placer County Fire Department located at 8350 Cook Riolo Road. Development within the Placer Vineyards Specific Plan area will be served by two planned stations, with the nearest station to the Whisper Creek Subdivision being located on East Town Center Drive, just west of Watt Avenue. As the current station on Cook Riolo Road is approximately one mile closer to the Whisper Creek Subdivision than the nearest proposed station within the Placer Vineyards Specific Plan area, it is more practicable for the Cook Riolo station to continue to provide service to the project site area so that response times are minimized. The impact to fire protection services would remain less than significant.

## 2.2.5 Letter 5, Comment from United Auburn Indian Community of the Auburn Rancheria

MIWOK  
MAIDU

United Auburn Indian Community  
of the Auburn Rancheria

JESSICA TAVARES  
CHAIRPERSON

JULIE HUFF  
VICE CHAIR

CHRISTINE BEALL  
SECRETARY

DOLLY SURWEAD  
TREASURER

MONA CAMP  
COUNCIL MEMBER

October 24, 2006

County of Placer  
Community Development Resource Agency  
Environmental Coordination Services  
John Marin, Agency Director  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

RECEIVED  
NOV 01 2006

**Subject: Review of Draft EIR - Whisper Creek Subdivision (PIER T20040332)**

Dear Mr. Marin:

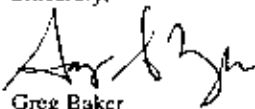
We have reviewed the Draft Environmental Impact Report (EIR) for development of the Whisper Creek Subdivision. The United Auburn Indian Community (UAIC) is comprised of Miwok and Maidu people whose traditional homelands include portions of Placer and Nevada counties, as well as some surrounding areas. We are always concerned about development within our ancestral territory that has potential to impact sites and landscapes that may be of archaeological or traditional cultural/religious significance. We appreciate the opportunity to comment on the proposed project.

5 - 1

We understand that there were negative findings in respect to cultural resources; no prehistoric archaeological remains were observed, nor were any potential concerns identified through the record search process. However, the potential for previously unidentified resources or subsurface remains was noted. We would like to take this opportunity to ask that, in the event of an inadvertent discovery, work be halted and UAIC be contacted immediately and a plan for further action be discussed at that time.

Again, we appreciate being notified in respect to this project. Should you have any questions, please contact our environmental consultant Analytical Environmental Services (AES), Dr. Shelley McGinnis, at (916) 447-3479.

Sincerely,



Greg Baker  
Tribal Administrator

Tribal Office • 575 Merino Drive, Suite 2 • Rocklin, CA 95765 • (916) 863-3720 • FAX (916) 863-3727

**Response to Comment from United Auburn Indian Community of the Auburn Rancheria**

**Comment 5-1 Summary:** The United Auburn Indian Community (UAIC) understands that there were negative findings in respect to cultural resources; no prehistoric archaeological remains were observed, nor were any potential concerns identified through the record search process. However, the potential for previously unidentified resources or subsurface remains was noted and in the event of an inadvertent discovery, it is requested that work be halted and the UAIC contacted immediately so that a plan for further action could be discussed.

**Comment 5-1 Response:** Mitigation Measure 3.8-1 requires that in the event of an inadvertent discovery of resources that consists of human remains, the Placer County Coroner and Native American Heritage Commission must be contacted. Consistent with CEQA Guidelines Section 15064.5(e), the Native American Heritage Commission has the responsibility to identify the person or persons it believes to be the most likely descended from the deceased Native American and would be the responsible party to notify the UAIC and/or other appropriate tribal entities.



## 2.2.6 Letter 6, Comments from Placer County Water Agency

NOV-16-2006 15:56

PCWA ENGINEERING

1 530 823 4884 P.02

### Placer County Water Agency

Business Center, 144 Ferguson Rd. • Mail: P.O. Box 6570 • Auburn, California 95604-6570  
 (530) 823-4850 800-464-0030 www.pcwa.net



A Public Agency

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November 16, 2006  
 File No. CEQA/Dry Creek/West Placer

RECEIVED

NOV 16 2006

ENVIRONMENTAL COORDINATION SERVICES

Maywan Krach  
 Placer County Community Development/Resource Agency  
 3091 County Center Drive, Suite 190  
 Auburn, CA 95603

SUBJECT: Draft Environmental Impact Report for  
 Whisper Creek Subdivision (PEIR 20040332)

Dear Ms. Krach:

Thank you for the opportunity to review and comment on the Draft Environmental Impact Report (DEIR) for Whisper Creek Subdivision. Placer County Water Agency (PCWA) has reviewed the information and has the following comments and clarifications discussed below:

- 6 - 1 | 1. The proposed project is located in the California American Water Company franchise area. The proposed project is not located within a PCWA service zone. As discussed on page 3-172, the parcels will require annexation into PCWA's Zone 1 service area in order for Cal-American Water Company to provide treated water service to the project.
- 6 - 2 | 2. Page 3-172 of the DEIR states that California American Water Company provides treated water to PCWA. This should be revised to indicate PCWA provides treated water under contract to California American Water Company.
- 6 - 3 | 3. Page 3-180 indicates a "will-serve" letter will be obtained from PCWA. California American Water Company should be contacted for this "will-serve" letter.
- 6 - 4 | 4. PCWA encourages the use of reclaimed water for irrigation purposes.

Water "Our Most Precious Resource"

NOV-16-2006 15:56

PCWA ENGINEERING

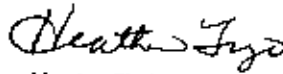
1 538 823 4884 P.01

6 - 5

5. California American Water Company's contract, dated September 5, 2002, with PCWA states that California American Water Company shall provide and operate such storage facilities as are necessary to enable it to meet customer peak demands not provided for by the maximum instantaneous flow rate. To date California American Water Company has continued to peak off of PCWA and the City of Roseville water systems. Prior to serving any future development, California American Water Company should provide sufficient water storage capacity in its facilities to address current storage deficiencies and additional storage needs of proposed projects.

Thank you for the opportunity to comment on this project. If you have any questions please call me at (530) 823-4886.

Sincerely,



Heather Trejo  
Environmental Specialist

HT:lj

z:\ccs\plan\Nov 2006.doc

TOTAL P. 07

### **Response to Comment from Placer County Water Agency**

**Comment 6-1 Summary:** The proposed project is not located within a PCWA service zone and will therefore be required to annex into PCWA's Zone 1 service area as described on page 3-172 of the Draft EIR.

**Comment 6-1 Response:** As the comment notes, this annexation is described in the Draft EIR.

**Comment 6-2 Summary:** Page 3-172 of the DEIR state that California American Water Company provides treated water to PCWA. This should be revised to indicate that PCWA provides treated water under contract to California American Water Company.

**Comment 6-2 Response:** The EIR will be corrected on page 3-172 as follows:

*Water service is provided to the project area by the California-American Water Company (Cal-Am), a private water company that ~~provides~~ receives treated water service under contract to from the Placer County Water Agency (PCWA).*

**Comment 6-3 Summary:** Page 3-180 indicates a “will-serve” letter will be obtained from PCWA. California American Water Company should be contacted for this “will serve” letter.

**Comment 6-3 Response:** The EIR will be corrected on page 3-180 as follows:

*The project will obtain a “will-serve” letter from PCWA California American Water Company. A “will-serve” letter is a determination from the provider that sufficient supply is available to serve the Project.*

**Comment 6-4 Summary:** PCWA encourages the use of reclaimed water for irrigation purposes.

**Comment 6-4 Response:** Comment noted. The proposed project does not include the use of reclaimed water for landscape irrigation.

**Comment 6-5 Summary:** The contract between California American Water Company (Cal-Am) and PCWA states that Cal-Am shall provide and operate such storage facilities as are necessary to enable it to meet customer peak demands not provided for by the maximum instantaneous flow rate. To date Cal-Am has continued to peak off of PCWA and the City of Roseville water systems. Prior to serving any future development, Cal-Am should provide sufficient water storage capacity in its facilities to address current storage deficiencies and additional storage needs of proposed projects.

**Comment 6-5 Response:** Cal-Am is currently designing an approximately 2 million gallon storage tank which will be located adjacent to the Dry Creek Community Park northwest of the project site. Cal-Am expects this storage capacity to be operational by 2008.

**2.2.7 Letter 7, Comments from William and Bess Betts**

November 12, 2006

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NOV 15 2006

ENVIRONMENTAL COORDINATION SERVICES

Maywan Krach  
Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Subject: Whisper Creek Subdivision Draft EIR

My wife and I learned about the subject Draft EIR at the most recent West Placer MAC meeting.

Our property and residence is adjacent to the west side of the Brookwood subdivision which borders Whisper Creek's west boundary.

7 - 1 | Currently, more than one storm drain flows onto Whisper Creek's southern boundary from Sacramento County. During the summer months, water from these drains seldom reach our property due to the gentle slope and growth of dense trees and plants that have grown up along the drainage ditch from the nearest Sacramento County storm drain outlet.

It appears that the drainage channels will be cleared with the Whisper Creek subdivision allowing the storm drains from Sacramento County to flow more freely, and additional water drainage will come from the Whisper Creek subdivision. This is likely to keep a portion of our property between the Brookwood subdivision and PFE Road flooded year around. We currently only have flooding in this area during rainy periods of the year.

7 - 2 | According to page 3-160 of the Whisper Creek Draft EIR, commonly used mitigation measures for handling increased water flows would not be possible. Page 3-159 includes a map that shows the area of our property that would be flooded by the increased non-rainy season drainage.

We find it unacceptable that mitigation of damage from drainage is not required for the Whisper Creek subdivision.

*William Betts Bess Betts*

William & Bess Betts  
3929 PFE Rd., Roseville, CA 95747-9720  
916-771-0354

**Response to Comments from William and Bess Betts**

**Comment 7-1 Summary:** Currently, more than one storm drain flows onto Whisper Creek's southern boundary from Sacramento County. During the summer months, water from these drains seldom reach our property due to the gentle slope and growth of dense trees and plants that have grown up along the drainage ditch from the nearest Sacramento County storm drain outlet. It appears that the drainage channels will be cleared with the Whisper Creek subdivision allowing the storm drains from Sacramento County to flow more freely, and additional water drainage will come from the Whisper Creek subdivision. This is likely to keep a portion of our property between the Brookwood subdivision and PFE Road flooded year around. We currently only have flooding in this area during rainy periods of the year.

**Comment 7-1 Response:** These drainage channels within the Whisper Creek Subdivision that flow north and west towards Mr. and Mrs. Betts' property are zoned as open space and will be undisturbed with the exception of two street crossings. The dense vegetation and trees will remain and will continue to slow the runoff from Sacramento County as they currently do. The project includes a non-development buffer of 50 feet from each side of these drainages as required in the Dry Creek-West Placer Community Plan. Much of the non-rainy season drainage from the Whisper Creek Subdivision will have to pass over these open space buffers prior to reaching the drainages. Any remaining summer runoff that does reach the seasonal and intermittent drainages would also be attenuated by the dense vegetation in the channels, similar to the existing Sacramento County runoff. The undisturbed open space, the incorporation of buffers, and the retention of existing vegetation all serve to mitigate non-rainy season drainage. With these features in place, no significant increase in non-rainy season drainage would be expected to impact the parcels west of the project site.

**Comment 7-2 Summary:** According to page 3-160 of the Draft EIR, commonly used mitigation measures for handling increased water flows would not be possible. Page 3-159 includes a map that shows the area of our property that would be flooded by the increased non-rainy season drainage. We find it unacceptable that mitigation of damage from drainage is not required for the Whisper Creek subdivision.

**Comment 7-2 Response:** The statement on page 3-160 references The Dry Creek Watershed Flood Control Plan and is referring to rainy season storm events. It is that study that concluded that the commonly used mitigation (usually on-site or local detention) is not appropriate for the lower Dry Creek watershed. The Flood Control Plan recommends on-site detention in significant portions of the upper Dry Creek watershed but does not recommend local detention within the City of Roseville and downstream. On site-detention is not recommended for this area of Dry Creek specifically so that peak flows from the project site and area will pass downstream prior to the higher peak flows from the upper watershed. As noted in the Preliminary Drainage Report, the project site sheds' time to peak flows are 1 to 2 hours while the overall Dry Creek watershed will peak at this location in 8 to 10 hours. As stated on page 3-160 of the Draft EIR, the Preliminary Drainage Report concluded that the project causes no significant increases in flows downstream of PFE Road. For sites in the lower watershed, the Dry Creek Watershed Flood Control Plan recommends payment of fees that would contribute to the building of regional, not local, detention sites. Mitigation Measures 3.11-1d and 3-11-1c specifically require

payment of fees for drainage improvement and flood control. Fees are currently being used for the construction of a regional detention basin on Miners Ravine upstream of the Whisper Creek project site. This regional detention will lower the peak flows reaching the lower Dry Creek watershed.

The map on page 3-159 is an existing Federal Emergency Management Agency flood map that shows the extent of potential flooding during a 100-year flood event. As described in the response to comment 7-1, the open space vegetation and buffers serve to mitigate non-rainy season drainage and no significant increases to adjacent properties are expected.

## 2.2.8 Letter 8, Comments from C.J. Silver

11/16/2006 13 38 FAX 916 339 1179

KINKO'S SAC III

002/005

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NOV 16 2006

November 15, 2006

ENVIRONMENTAL COORDINATION SERVICES

To the Environmental Coordination Services,

My husband and I have been residents here on Copper Ridge Way for 11 years. One of the reasons we chose this property is because of the open field behind us. We have enjoyed the privacy, quiet, and wildlife that come with having some space around us.

8 - 1 Our home is one-story and the property behind us is quite a bit higher than ours. We have a few concerns regarding the Draft EIR for the Whisper Creek subdivision. We are worried about losing our privacy with a home being built behind us. In Sacramento County, we have a 50 foot setback from the county line wherein no structures can be built. We understand that in Placer County there is not a setback and that a house could be built 10-20 feet from our back fence. We are also concerned about drainage due to our lot being lower.

8 - 2 Another concern is noise from construction and, once the subdivision is done, noise from the subdivision itself. There is currently minimal noise from the field. We are also saddened to see the wildlife leave. Over the years, we have observed numerous kinds of birds and other wildlife. Filling in the field with homes will force the animals that hunt there to leave.

8 - 3 The construction will result in a significant decrease in air quality. The EIR states that emissions of nitrous oxide will exceed significant thresholds during construction. We also understand that diesel exhaust emits particles that are known to cause cancer. Dust is also a huge concern. This bothers us because construction vehicles will be working 50-60 feet from our home.

8 - 4 Last but not least, we would like to know why we were not notified about the public hearing regarding the Draft EIR. All residents within 300 feet of the property were supposedly notified but we were not and know that our neighbors were not. Residents in Placer County were notified by mail and through the Roseville Press Tribune. Why not those in Sacramento County?

8 - 5 This proposed development has significant impact to us, and we find nothing in the Draft EIR regarding the impact to Sacramento County residents let alone how those impacts will be mitigated. Our quality of life is going to change if homes are built behind us. This proposal has significant impact to the environment and to the surrounding residents (in Sacramento County and Placer County). Can these impacts really be mitigated to change them to be less than significant? We don't think they can.

Sincerely,



5201 Copper Ridge Way  
Antelope, CA 95843

### **Response to Comments from C.J. Silver**

**Comment 8-1 Summary:** Our home is one-story and the property behind us is quite a bit higher than ours. We are worried about losing our privacy with a home being built behind us. In Sacramento County, we have a 50 foot setback from the county line wherein no structures can be built. We understand that in Placer County there is no setback and that a house could be built 10-20 feet from our back fence. We are also concerned about drainage due to our lot being lower.

**Comment 8-1 Response:** The Placer County setbacks that apply to the Whisper Creek development are 20 feet for a two story home and 10 feet for a single story home from the rear property line. Also, the side setbacks for the Whisper Creek development are 15 feet. With your existing setback, the minimum distance between a home in the Whisper Creek Subdivision and any adjacent homes in Sacramento County would be between 60 and 70 feet depending upon the number of stories and lot orientation of the particular Whisper Creek house. For your specific location, no home would be constructed directly to the rear of your lot as that location in the Whisper Creek Subdivision would be the end of a cul-de-sac. The grading plan in the Whisper Creek Draft EIR (Sheet 5 of 5, page 3-131) best illustrates the relationship of your lot to the adjacent Whisper Creek lots.

Currently, the Whisper Creek property directly behind your lot is approximately 5 to 6 feet higher than the majority of your lot. The current topographical contour creates some minor drainage towards your lot. The grading plan for the Whisper Creek Subdivision will direct all drainage away from your lot.

The property lines that form the common border between the Whisper Creek project and the Antelope Meadows and Highland Hill residential developments in Sacramento County are approximately 2,650 feet long. The proposed Whisper Creek lot grading and the existing lot elevations of the Sacramento County lots would create approximately 1,790 feet with a nearly identical elevation on each side of the property lines. Along approximately 460 feet of the property lines between the proposed Whisper Creek project and the Sacramento County lots, the elevation of the Sacramento County lots is approximately 4 to 7 feet higher than the Whisper Creek final grade. On the remaining 400 feet, the elevation on the Whisper Creek project site will be approximately 5 to 6 feet higher in elevation. Along this 400 foot section, a masonry retaining wall at the property line and/or lot grading will direct drainage towards Whisper Creek drainage facilities and ensure that drainage does not impact the lots on the Sacramento County properties. Therefore, no significant drainage impacts are expected to the parcels on the Sacramento County side of the Whisper Creek project.

**Comment 8-2 Summary:** There is currently minimal noise from the field behind us. We are concerned about noise from construction and noise from the subdivision itself once it is built. Also, we have observed numerous kinds of birds and other wildlife and filling in the field with homes will force the animals that hunt there to leave.



**Comment 8-2 response:*****Noise***

Section 15002(g) of the CEQA guidelines state that a significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project. Some resource and subject areas discussed in CEQA studies discuss a combination of federal, state, and local standards when determining whether impacts from a project are potentially significant. Other subjects, including noise impacts, rely primarily on local standards when determining significance. Criteria for Significance relating to noise impacts are discussed on page 3-63 of the Draft EIR. In particular, noise impacts would be considered significant if they conflict with adopted environmental plans and goals of the community. The goals of the community were established through the adoption of the Placer County General Plan and the Dry Creek-West Placer Community Plan. Project related noise impacts would be considered significant if they exceeded standards established by Placer County.

The Draft EIR provides mitigation for construction noise, including the restriction of construction hours. Placer County exempts temporary construction noise from its standards providing the construction occurs during certain designated hours. Sacramento County and many other local and regional jurisdictions utilize a similar exemption. (Sacramento County exempts noise sources associated with construction, repair, remodeling, demolition, paving or grading of any real property).

Although the noise created by construction of the project is a temporary change from the current environment, the noise mitigation measures provided in the Draft EIR (hours of operation, locating stationary construction noise sources away from sensitive land uses such as residential uses, and keeping equipment fitted with factory installed muffling devices) are intended to reduce the impacts from temporary construction noise to a less than significant level.

Relative to post-construction noise from the Whisper Creek project, Placer County has established standards for different land use receptors depending upon the type of noise source (transportation or non-transportation) that they may be exposed to. Again, such standards are typically set by all local jurisdictions, in particular to provide protection to noise sensitive land uses (often defined as residential, schools, hospitals, libraries, etc.) from ongoing more intense noise sources such as traffic, airplanes, and industrial uses. Because the Whisper Creek designated land use adjacent to Sacramento County is similar (single family residential), impacts are not considered to be significant. The project site low density residential land use was established and approved by Placer County as part of the Dry Creek-West Placer Community Plan in May of 1990 and the project is consistent with this land use. An Environmental Impact Report was prepared for the Community Plan and ratified by the Placer County Board of Supervisors in 1990.

***Wildlife***

The Draft EIR identifies the Criteria for Significance for biological resources on pages 3-93 and 3-94. As identified in the Draft EIR, these criteria are based upon the state CEQA Guidelines. As defined in the Guidelines, impacts would be considered significant if they have *substantial adverse effects* on special status species as defined by local, state, or federal laws, regulations,

plans, or policies. Also considered significant would be substantial adverse effect on riparian habitat and protected wetlands. Impacts to biological resources related to the land use designation of the site (and other sites within the Dry Creek-West Placer Community Plan area) were evaluated in the Community Plan EIR ratified in 1990. The project specific impacts are evaluated in detail in the Whisper Creek Draft EIR including impacts on special-status species, oak trees, riparian habitat, and wetlands. The preservation of the intermittent drainages and wetlands on site, the open space buffers established consistent with Placer County requirements, and the multiple mitigation measures included in the Draft EIR all ensure that impacts to the specified biological resources do not have substantial adverse effects.

**Comment 8-3 Summary:** The construction will result in a significant decrease in air quality. The EIR states that emissions of nitrous oxide will exceed significant thresholds during construction. We also understand that diesel exhaust emits particles that are known to cause cancer. Dust is also a huge concern. This bothers us because construction vehicles will be working 50-60 feet from our home.

**Comment 8-3 Response:** Construction mitigation measures developed by the Placer County Air Pollution Control District (PCAPCD) will be utilized for this project. However, as stated in the Draft EIR and mentioned in the comment, NOx emissions will remain over the PCAPCD established thresholds during the grading phase of construction. Although a temporary impact, this remains a significant and unavoidable impact.

The projected particle emissions of dust and exhaust during the grading phase without mitigation would be 118.33 lbs. per day as shown on page 3-56 of the Draft EIR. Appendix D of the Draft EIR (Urbemis 2002 Air Quality Emissions Data) shows the detailed modeled particle emissions before mitigation. Of the 118.33 lbs./day, 112.5 lbs. would be from dust and 5.81 lbs. would be particles from exhaust. Mitigation measures incorporated into the project substantially reduces the particles from both sources. Specifically, Mitigation Measure 3.5-1 requires the project to demonstrate to the PCAPCD that the off-road construction equipment used will achieve a 45 percent particulate reduction compared to the most recent California Air Resources Board (CARB) fleet average. This mitigation will further reduce the diesel exhaust particulates and when combined with the multiple mitigations required to control fugitive dust, particles from both fugitive dust and diesel exhaust will be less than the PCAPCD's thresholds of significance.

Dust emissions will be controlled by Mitigation Measure 3.5-1, items 1, 6, 7, 8, 9, 10, 11, and 14. This mitigation measure is on pages 3-58 and 3-59 of the Draft EIR. In particular, water must be applied as needed to prevent dust impacts off site. The County requires that fugitive dust not go beyond the property boundary at any time.

**Comment 8-4 Summary:** We would like to know why we were not notified about the public hearing regarding the Draft EIR. All residents within 300 feet of the property were supposedly notified but we were not and know that our neighbors were not. Residents in Placer County were notified by mail and through the Roseville Press Tribune. Why not those in Sacramento County?

**Comment 8-4 response:** The lack of notification to Sacramento County property owners within 300 feet of the project site was an inadvertent error. Although the informational hearing on the Whisper Creek Draft EIR is not a required hearing, it was the intent of the County to inform all property owners within 300 feet of the project site. Placer County regrets the error and will ensure that all property owners of record within both counties residing within 300 feet of the

project site are notified of the public Planning Commission review and consideration of the project and the Environmental Impact Report.

**Comment 8-5 Summary:** The commenter states that the proposed development has significant impacts to them and they find nothing in the Draft EIR regarding the impact to Sacramento County residents let alone how those impacts will be mitigated. Our quality of life is going to change if homes are built behind us. This proposal has significant impact to the environment and to the surrounding residents. We don't think that the impacts can be mitigated to change them to be less than significant.

**Comment 8-5 Response:** The Whisper Creek project site has been designated for low density residential development for over 16 years. The project is consistent with this long approved land use designation. The responses to comments 8-1 through 8-4 above are intended to clarify the CEQA process, explain how the concept of significance is utilized in the process, and provide answers to your specific comments on privacy, drainage, wildlife, air quality, and noise.

## 2.2.9 Letter 9, Comments from Wayne and Lisanne Sobieralski

11/16/2006 13:38 FAX 916 339 1179

KINKO'S SAC III

003/005

November 15, 2006

To Environmental Coordination Services,

9 - 1 This letter is regarding the draft EIR for the Whisper Creek subdivision. We are your neighbors from Sacramento County. We have lived in our home for 11 1/2 years. One of the main reasons we purchased this home is because it backed up to the field. We wanted to be able to have some space around us and some privacy. It has deeply saddened us to find out that our little bit of "country" will soon become filled in with homes.

9 - 2 The very first thing that bothers us is that all of the residents of Sacramento County were not notified of the Public Hearing regarding the Draft EIR. In the memo issued to the Placer County Planning Commission from the Environmental Review Committee, it states that "Public notices were mailed to property owners of record within 300 feet of the project site." We were the only owners notified and that is because we have been on the mailing list for information regarding this subdivision for the last few years. It further states in the memo that "...a public hearing on the Draft EIR is held during the 45-day public review period to encourage public comment and community participation. The public hearing allows surrounding residents and concerned citizens an opportunity to provide comments on the Draft EIR and ask staff and the EIR consultant questions before the EIR has been completed." Residents in Placer County were notified by mail or through the Roseville Press Tribune. Sacramento residents living within 300 feet of the project were not notified. Why were some residents notified and not others? 115 property owners in Sacramento County were denied the opportunity to comment on the Draft EIR. Isn't it best to address comments and concerns before something becomes final?

9 - 3 The Draft EIR mentions the residents of Sacramento County but does not address in any way the impact this development will have on us. There are 37 homes that will share fences with this project. 37 homes that have looked onto this property for 11 to 15 years. 37 homes with families that have enjoyed living with some open space around them.

9 - 4 The Draft EIR addresses viewer sensitivity, existing viewer groups, viewer exposure, and viewer awareness. The largest number of viewers stated are those driving by on PFE. As it states "exposure to the project area by drivers and passengers is relatively brief", but these seem to be the viewers the anticipated viewer response is based on. Shouldn't the anticipated viewer response be based on those residents who have looked onto and who continue to look onto the property 24 hours a day, 7 days a week? Those who wake up with the view, those who peer out to the field while doing chores during the day, and those who go to sleep with the darkness that an open space affords? We are definitely a lot "more sensitive to the change in the immediate view." According to the EIR, "These viewers are expected to be extremely aware of all changes to the landscape associated with proposed project." The EIR states that "low viewer response to the project is anticipated." This couldn't be more wrong. Viewer response level from us is HIGH and many others in the above stated residences. How can a significant impact to visual resources (degrading the existing visual character or quality of the site and the surroundings) be mitigated by adding houses, streets, street lights, removing trees, etc. and then have a less than significant impact after mitigation? That is still a significant impact. (See attached pictures of our view.)

9 - 5 The Draft EIR states the project would create a new source of substantial light or glare which would adversely affect day or night-time views in the area. Currently, it is pitch black behind our home at night. We can leave our blinds open and not worry about street lights, car headlights, or house lights glaring at us when we go to bed. With the addition of the homes and streets, lights come too. Minimizing the number and type of lights will decrease the light but will not mitigate the impact to less than significant.

9 - 6 The Draft EIR states that impact from construction related noise sources is potentially significant and that after mitigation will be less than significant. The impact should be stated as significant and remain significant after mitigation. We are going from relatively no noise behind us to a huge amount of noise once construction begins and there is absolutely nothing that can mitigate that to less than significant. Imagine sleeping in your bedroom and being startled out of a deep sleep at 6 a.m. to diesel engines, clacking of trucks and back-up warning beeps of construction equipment 50 feet away! Then worst of all it continues for a period of months. Imagine going from listening to coyotes howl, owls hoot, and birds chirp to the sound of nail guns, cement trucks rumbling, and worker's music and voices at 6 a.m. After the construction is over, the noise may not be as high but there will be new noise—cars zipping in and out of driveways and all the noise a neighborhood brings.

11/16/2008 10 38 FAX 916 338 1179

KINKO'S SAC III

004/005

9 - 7

The Draft EIR states that there will be significant impact to wildlife and wetlands. Over the years, we have observed and heard many kinds of wildlife. This field provides hunting ground for hawks, owls and other birds of prey. We have heard coyotes howling and roaming through. We have seen pheasants, raccoons, rabbits, and all kind of different species of birds. If this open space is filled in with homes, where are these animals supposed to go? New homes cannot be mitigated for these critters. If this space is filled in, they will move to the next field which is soon to become filled with homes and then they will move again. Eventually there will be no open space for them to hunt in. Wetlands can't truly be protected when they are surrounded by cement, asphalt, homes and people. Yet again, the impact remains significant after mitigation.

9 - 8

The impact to air quality is of particular concern to us. The Draft EIR states that emissions from oxides of nitrogen will exceed thresholds during construction and will continue at lower levels after construction. Our understanding that NOx and ROG contribute to the depletion of the ozone, and we have heard that this is a major concern of our local government, the USEPA, and the Air Resources Board as demonstrated by the passage of Assembly Bill 32. As stated in the EIR, the project site is located in the Sacramento Federal Ozone Nonattainment Area. The goal of the regional plan is to reduce emissions of NOx and ROG. Emissions from this project are not helping to achieve this goal. In the Diesel Risk Reduction Plan produced by the Air Resources Board, it states that particulate matter from diesel exhaust (PM10 and PM2.5) was determined to be an Air Toxic Contaminant that can cause cancer. What mitigation measures will be used to control this diesel exhaust? We are also concerned about the fugitive dust caused by construction equipment operating very close to our home. Besides being a health concern, we fear we will not be able to open our windows due to dust entering our home. We would like to learn more about the mitigation measures that will be used to prevent the fugitive dust from going "beyond the property boundary at any time" as stated in the Draft EIR.

9 - 9

The Draft EIR states specific mitigation in regards to the Placer County residents that remain on the "inside" of the "U" of the development. Mitigation measures include: a minimum 30 foot rear yard setback, single story homes on certain lots, and a privacy screen. Why were no mitigation measures specified for the homes in Sacramento County that border the project?

9 - 10

Ultimately, of course, we would ask that this project not get approved. The Draft EIR states too many significant impacts that we do not feel can be mitigated to become less than significant. If this project does get approved, however, we ask that we, as your neighbors, be considered in the EIR and that appropriate and thoughtful mitigation measures be approved by all parties involved.

The life we have been accustomed to is greatly going to change if this development gets approved. We will lose our privacy, our view to nature, clean air, peace and quiet, the darkness of night, our morning alarm clock (the rooster) and our feeling of living in the country. This is very significant to us!

Sincerely,

*Wayne Sobieralski*  
*Lisanne Sobieralski*  
 Wayne & Lisanne Sobieralski  
 5203 Copper Ridge Way  
 Antelope, CA 95843

916-721-1736

**Response to Comments from Wayne and Lisanne Sobieralski**

Note: The comments from Wayne and Lisanne Sobieralski share many of the same concerns expressed in comments from C.J. Silver. When these comments are similar and the responses apply to both commenters, we refer the reader to the responses to C.J. Silver.

**Comment 9-1 Summary:** The commenter notes that they are the project's neighbors in Sacramento County and have lived in their home for 11 ½ years. One of the main reasons they purchased their home was because it backed up to the field. The field provides space and privacy and they are saddened to find that their little bit of "country" will soon become filled in with homes.

**Comment 9-1 Response:** The Whisper Creek project site has been designated for low density residential development for over 16 years. This land use was approved as part of the Dry Creek-West Placer Community Plan in 1990 and was the designated land use on the site when you purchased your current home next to the site. The Whisper Creek project is consistent with this long approved land use designation. As part of the Community Plan approval in 1990, the wetlands and intermittent drainages on the western side of the project site were designated as Open Space. The common border between the Whisper Creek project and the existing residential lots on the Sacramento County side of the project is approximately 2,650 feet long. Of this distance, 860 feet (approximately 32 percent of the length) is planned open space and recreation space with no homes directly bordering the Sacramento County homes south of the project site. Twenty-six percent of the Whisper Creek project site is planned for open space. This open space is intended to protect important floodplain, riparian areas and existing trees.

**Comment 9-2 Summary:** All of the residents of Sacramento County were not notified of the Public Hearing regarding the Draft EIR. The memo issued by the Placer County Environmental Review Committee state that public notices were mailed to property owners of record within 300 feet of the project site. We were the only ones notified and that is because we have been on the mailing list for information regarding this subdivision for the last few years. The memo also states that "... a public hearing on the Draft EIR is held during the 45-day public review period to encourage public comments and community participation. The public hearing allows surrounding residents and concerned citizens an opportunity to provide comments on the Draft EIR and ask staff and the EIR consultant questions before the EIR has been completed." Residents in Placer County were notified but those in Sacramento County were not notified. 115 property owners in Sacramento County were denied the opportunity to comment on the Draft EIR. Isn't it best to address comments and concerns before something becomes final?

**Comment 9-2 Response:** Please see the response to Comment 8-4.

**Comment 9-3 Summary:** The Draft EIR mentions the residents of Sacramento County but does not address in any way the impact that this development will have on us. There are 37 homes that will share fences with this project. 37 homes with families that have enjoyed living with some open space around them.

Comment 9-3 Response: Please see the response to Comment 9-1 above and Comment 9-4 below.

**Comment 9-4 Summary:** The Draft EIR addresses viewer sensitivity, existing viewer groups, viewer exposure, and viewer awareness. It states that the largest number of viewers are those driving by on PFE Road. It states that exposure to the project area by drivers and passengers is relatively brief and these seem to be the viewers that the anticipated viewer response is based on. Shouldn't the response be based on those adjacent residents who look onto the property 24 hours a day, 7 days a week? Those who look out onto the field during the day and go to sleep with the darkness that the open space affords? It is these viewers that are a lot more sensitive to the change in the immediate viewscape. The EIR states that "low viewer response to the project is anticipated." This couldn't be more wrong. Viewer response level is VERY high from us and others in the above stated references. How can a significant impact to visual resources be mitigated by adding houses, streets, lights, removing trees, etc. and then have a less than significant impact after mitigation? That is still a significant impact.

Comment 9-4 Response: It is understood that the personal views from individual lots bordering on the Whisper Creek Subdivision will change significantly. Evaluation of the visual impacts of a project is based upon a broader "public" perspective of viewsheds within the general area and that is the basis for the emphasis on views from PFE Road.

The Criteria for Significance that addresses aesthetics and visual character is stated on page 3-34 of the Draft EIR. To be considered a significant impact, a project must "substantially degrade the existing visual character" of the site and surroundings. The Placer County General Plan considers river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes to be "scenic areas" which could be adversely affected by development and subject to special design, construction, and maintenance techniques. The project site is not in a location considered a "scenic area" or along a designated scenic highway corridor. A project that implements a planned land use designation does not by definition "substantially degrade" the existing visual character of the site or surroundings. Likewise, a change in the visual character of an area does not by definition "substantially degrade" the visual character. Goals, policies, and guidelines in the Placer County General Plan, the Dry Creek-West Placer Community Plan, and the Placer County Landscape Design Guidelines Manual are utilized in project planning and development. These policies and guidelines, as well as the mitigation measures proposed in the Draft EIR, are intended to ensure that the visual character of the area, while certainly undergoing a change, is not "substantially degraded."

**Comment 9-5 Summary:** The Draft EIR states the project would create a new source of substantial light or glare which would adversely affect day or night-time views in the area. Currently, it is pitch black behind our home at night. With the addition of homes and streets, lights come too. Minimizing the number and type of lights will decrease the light but will not mitigate the impact to less than significant.

Comment 9-5 Response: As stated in Mitigation Measure 3.3-2, no interior street lighting will be installed except for the minimum required by the County of Placer Engineering and Surveying Department. This is consistent with the Dry Creek-West Placer Community Plan policy of limiting lighting to that which is necessary for security, safety, and identification.

**Comment 9-6 Summary:** The impact from construction noise should be stated as significant after mitigation. We are going from no noise behind us to a huge amount of noise once construction begins and nothing can mitigate that to less than significant. Diesel engines, construction equipment, voices, music, and the clacking of tracks and back-up warning beeps will occur 50 feet away as early as 6:00 am and will continue for months. After construction, there will be new noise – cars zipping in and out of driveways and all the noise a neighborhood brings.

Comment 9-6 Response: Please see the response to Comment 8-2 (Noise).

**Comment 9-7 Summary:** The commenter notes that they have observed many kinds of wildlife in the field including hawks, owls, raccoons, rabbits, and all kind of different species of birds. If this open space is filled with homes, new homes for the wildlife cannot be created. Wetlands cannot be protected when they are surrounded by cement, asphalt, homes and people. The impact remains significant after mitigation.

Comment 9-7 Response: Please see the response to Comment 8-2 (Wildlife).

**Comment 9-8 Summary:** The impact to air quality is of particular concern to us. The Draft EIR states that oxides of nitrogen will exceed thresholds during construction and will continue at lower levels after construction. Our understanding is that NO<sub>x</sub> and ROG contribute to the depletion of the ozone, and we have heard that this is a major concern of our local government, the USEPA, and the Air Resource Board as demonstrated by the passage of Assembly Bill 32. Emissions of the project will not help achieve the goal of the regional plan to reduce emission of NO<sub>x</sub> and ROG.

Also, the Diesel Risk Reduction Plan produced by the Air Resources Board state that particulate matter from diesel exhaust was determined to be an Air Toxic Contaminant that can cause cancer. What mitigation measures will be used to control this diesel exhaust?

We are also concerned about the fugitive dust caused by construction equipment operating very close to our home. Besides being a health concern, we fear we will not be able to open our windows due to dust entering our home. We would like to learn more about the mitigation measures that will be used to prevent the fugitive dust from going “beyond the property boundary at any time” as stated in the Draft EIR.

Comment 9-8 Response: Please see the response to Comment 8-3 regarding air quality impacts. That response discusses NO<sub>x</sub>, particulates from diesel exhaust, and fugitive dust. In addition to the off-road construction equipment particle reduction requirement, Mitigation Measure 3.5-1 includes a requirement that the project utilize existing power sources (e.g. power poles) or clean fuel generators rather than temporary diesel power generators.

As described in the Draft EIR on page 3-52, under certain atmospheric conditions NO<sub>x</sub> emissions combine with reactive organic gases (ROG) to form ground level ozone. Ground level ozone is an undesired condition but we depend on upper atmosphere ozone to protect us from harmful ultraviolet radiation from the sun. Depletion of the upper atmosphere ozone is caused by other emissions, most notably Chlorofluorocarbons (CFC's) and is not related to the NO<sub>x</sub> emissions which contribute to ground level ozone.



Assembly Bill 32 focuses on reduction of greenhouse gases which contribute to global warming. These gases include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Nitrous oxide (N<sub>2</sub>O) is a different compound and emission than the NO<sub>x</sub> emissions from construction equipment discussed in the Draft EIR. Construction equipment NO<sub>x</sub> emissions do contribute to ground level ozone. The regional plan is meant to reduce emissions of ground level ozone precursors such as NO<sub>x</sub> while recognizing the planned growth in the region.

**Comment 9-9 Summary:** The Draft EIR states specific mitigation in regards to the Placer County residents that remain on the “inside” of the “U” of the development. Mitigation measures include: a minimum 30 foot rear yard setback, single story homes on certain lots, and a privacy screen. Why were no mitigation measures specified for the homes in Sacramento County that border the project?

**Comment 9-9 Response:** The mitigation measures required for Whisper Creek lots bordering on the “U” are necessary because the proposed Whisper Creek lot sizes are smaller (higher density) than the lot sizes allowed by current zoning on parcels within the “U”. The situation for Whisper Creek lots bordering the Sacramento County lots is the reverse – Whisper Creek proposed lots are larger (lower density) than the existing lots in the Sacramento County development. Therefore, no mitigation is required for the development a lower density residential land use along the border with the Sacramento County homes. Along the common border between the Whisper Creek project and the Sacramento County development, there are 13 proposed home lots in the Whisper Creek Subdivision and 37 existing homes on the Sacramento County side of the border.

**Comment 9-10 Summary:** The Draft EIR states too many significant impacts that we do not feel can be mitigated to become less than significant. We would ask that this project not get approved. If this project does get approved, however, we ask that we, as your neighbors, be considered in the EIR and that appropriate and thoughtful mitigation measures be approved by all parties involved. The life we have been accustomed to is greatly going to change if this development gets approved and this is very significant to us.

**Comment 9-10 Response:** The Whisper Creek project site has been designated for low density residential development for over 16 years. The project is consistent with this long approved land use designation. With the exception of temporary NO<sub>x</sub> emissions from construction equipment, all impacts would be mitigated to a less than significant level through the proposed mitigation measures addressing aesthetics, air quality, noise, biological resources, land use, transportation, cultural resources, geology and soils, hazards, hydrology and water quality, and public services. Placer County appreciates the opportunity to hear and address your comments and concerns.

## 2.3 Public Hearing Comments and Responses

A public hearing on the Draft EIR was held on October 26, 2006. The project was presented and summarized by the Placer County Planning Staff. Questions were asked by members of the Planning Commission and answered by the Planning Department Staff. Comments needing additional responses are below. Lisanne Sobieralski, resident and owner of an adjacent parcel to the immediate south of the proposed project, commented. The project applicant, Jeff Pemstein, representing Towne Development, also spoke concerning the project.

### ***Comments from Planning Commissioners Forman and Brentnall:***

The Commissioners had questions regarding the Irrevocable Offer of Dedication (I.O.D.) for the potential Don Julio Boulevard extension and questioned why this I.O.D. could not remain since it is designated as Open Space running south to north through the project site.

### Response to spoken comments from Commissioners Forman and Brentnall:

The description of the I.O.D. location as planned Open Space during the project presentation was incorrect. The area that currently includes the I.O.D. is proposed to be the rear portion of single family residential lots. The Open Space (Lot “A” on the tentative map) is located immediately east and parallel to the I.O.D. location. This Open Space Lot A corresponds with a 100’ SMUD easement.

### ***Comments from Lisanne Sobieralski:***

Lisanne Sobieralski commented on several issues of concern:

1. She would like the residents on the Sacramento County side of the Whisper Creek project to be considered in relation to the project’s impacts.
2. Sacramento County has a fifty foot setback requirement from the rear of homes to the County line. Ms. Sobieralski does not think that Placer County has a similar requirement.
3. Privacy is a concern as the proposed Whisper Creek Subdivision lot behind her home is higher in elevation than her home and a two-story home in Whisper Creek would create a privacy problem.
4. She has observed many species of wildlife in the field behind her home (the Whisper Creek project site) including a coyote family. She is concerned about the impact the project would have on wildlife.

### Response to spoken comments from Ms. Sobieralski:

Wayne and Lisanne Sobieralski submitted written comments in response to the Draft EIR on the above subjects. Responses to these spoken and written comments are in Section 2.2.9 of this FEIR. Please see responses to written comments 9-1 through 9-10.

### 3.0 REVISIONS TO DRAFT EIR

In response to comments received on the Draft EIR, changes have been made to the Draft EIR as shown below. An explanation of each change is located in Section 2.0, Comments and Responses. All EIR text is shown in italics. Deletions are shown in strike out (~~strike-out~~) and additions are shown in underline (underline). To provide context, unchanged text may be included around the deletions and additions.

**Page vii, Executive Summary, Table ES-1**

<b>Public Services and Utilities</b>				
<i>Impact 3.12-1</i>	<i>Increased demand for treated surface water.</i>	<i>Potentially Significant</i>	<i>3.12-1a and 3.12-1b</i>	<i>After mitigation, impacts would be less than significant</i>

**Page 3-172, Section 13.12.1.1, Water Supply:**

**Water Supply**

*Water service is provided to the project area by the California-American Water Company (Cal-Am), a private water company that ~~provides~~ receives treated water-service under ~~contract to~~ from the Placer County Water Agency (PCWA). Cal-Am has stated that it plans to construct a water transmission pipeline within the PFE Road right-of-way that will be available to serve the project. The water lines will be routed along the proposed internal street network and will connect to and extend along its frontage to a 24-inch water line that will replace the existing 16-inch water line. The existing 16-inch water line runs east from Pinehurst Drive to Morgan Creek's eastern boundary along PFE Road. In addition, a 16-inch water main in Walerga Road will be required to meet the needs of the proposed development. Water supply service will necessitate that the project site will be annexed to the Placer County Water Agency Zone No. 1.*

*PCWA currently conveys treated water to Cal-Am for retail sales within the Dry Creek-West Placer Community Plan area by utilizing capacity reserved in the City of Roseville's pipelines pursuant to an agreement entered into between PCWA and the City in 1991. The agreement provides that the City shall permanently reserve sufficient capacity at all times to wheel a peak rate of 10 million gallon per day (MGD) of PCWA supplied water. At the present time, approximately 8.5 MGD or 85% of this capacity is currently available. This project is projected to require 0.15 MGD, or 1.8% of the remaining capacity under this agreement. As additional development is approved in this area, additional demands will be placed upon the remaining capacity. Based upon a review of approved tentative maps, applications currently on file with Placer County for the development projects in this area that would likely utilize water provided under the wheeling agreement and the likely timing for the development of this project, there is reasonable certainty that there will be adequate wheeling capacity to provide water for this project when it is needed. PCWA has sufficient water entitlements to be able to supply water to all of the present and anticipated development planned for the Dry Creek-West Placer Community Plan area and is actively pursuing the permitting of new infrastructure to convey additional supplies of water to this area.*

**Page 3-179, Water Supply Impact 3.12-1:**

<b>Impact 3.12-1:</b>	<i>Increased demand for treated surface water</i>
<b>Significance:</b>	<i>Potentially Significant</i>
<b>Mitigation Measures:</b>	<i>Mitigation Measure 3.12-1a, Provide water pipeline improvements; <u>Mitigation Measure 3.12-1b, Confirm that sufficient wheeling capacity is available through the City of Roseville's system.</u></i>
<b>Significance after Mitigation:</b>	<i>Less than Significant</i>

**Page 3-180, Water Supply Impact 3.12-1:**

*Treated water for domestic and commercial use would be supplied to the proposed project by California-American Water Company (Cal-Am), a private water company that provides treated water service under contract to the Placer County Water Agency (PCWA). Cal-Am plans to construct a water transmission pipeline within the PFE Road right-of-way that will be available to serve the project. The water lines will be routed along the proposed internal street network and will connect to and extend along its frontage to a 24-inch water line that will replace the existing 16-inch water line. The existing 16-inch water line runs east from Pinehurst Drive to Morgan Creek's eastern boundary along PFE Road. Annexation into the Agency's Zone 1 service area will be required.*

*Construction activity associated with the replacement of the 16" water transmission line during wet or dry weather can affect water quality with increased sedimentation, operation and maintenance of construction vehicles and storage of materials that could release contamination to surface waters. Prior to approval of improvement plans, the contractor (Cal-Am) will submit a Storm Water Pollution Prevention Plan and obtain from the State Water Resources Control Board a General Construction Activity Stormwater Permit and comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities. The contractor will also submit for review and approval to the Placer County Department of Public Works an erosion control plan indicating the appropriate Best Management Practices (BMPs) and Best Available Technologies (BATs) to be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards under federal and state non-point source discharge regulations (NPDES permits) and Basin Plan water quality objectives.*

*The project will obtain a "will-serve" letter from ~~PCWA~~ California American Water Company. A "will-serve" letter is a determination from the provider that sufficient supply is available to serve the Project. It is expected that the project would utilize the City of Roseville's wheeling capacity.*

**Page 3-186, Section 3.12.4, Mitigation Measure 3.12-1a: Renumbered from 3.12-1 due to addition of new Mitigation Measure 3.12-1b and “Cal-Am and/or” added to 1<sup>st</sup> sentence (errata).**

***Mitigation Measure 3.12-1a:*** Provide water pipeline improvements. This mitigation measure applies to Impact 3.12-1.

*The Applicant proposes to design and construct a 16-inch and a 24-inch off site water supply pipeline in accordance with Cal-Am and/or PCWA standards. These standards specify acceptable pipe materials and joint types and require that all treated water pipelines are pressure tested for leakage and breakage at 150 PSI or 150 percent of line pressure, whichever is higher, assuring that there can be no “loose joints” in these lines. Air Vacuum Release Valves are required to be installed at high points in pipelines to automatically expel air from the pipeline and should a loss of pressure occur to automatically let air back into the pipeline so that negative pressures do not occur. This mitigation measure would reduce the impact to a less-than-significant level.*

**Page 3-186, Section 3.12.4, Mitigation Measure 3.12-1b**

***Mitigation Measure 3.12-1b:*** Confirm that sufficient wheeling capacity exists within City of Roseville’s system or that an alternative system is available. This mitigation measure applies to Impact 3.12-1.

Prior to approving a final map for the project or any phase of the project, the County shall confirm that sufficient capacity exists within the City of Roseville’s system, or that PCWA has an alternative source of water which does not depend upon the City of Roseville’s system, to enable PCWA to supply Cal-Am with a permanent source of water for the Whisper Creek project. PCWA should perform an analysis of the remaining wheeling capacity in the City of Roseville’s system. This analysis shall consider all of the previously committed demand to Morgan Creek, Placer Vineyards, Regional University or other projects within southwest Placer County that rely on water from the wheeling agreement. The analysis shall be submitted to both Placer County and to the City of Roseville for verification.

## **4.0 MITIGATION MONITORING AND REPORTING PROGRAM**

This section contains the complete Mitigation Monitoring and Reporting Program as revised in response to comments.

# Mitigation Monitoring And Reporting Program

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Placer County

## Whisper Creek Subdivision

**Final EIR  
March 2007**

*Lead Agency Contact:*

Leah Rosasco, Project Planner  
County of Placer  
Planning Department  
3091 County Center Drive  
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*Prepared by:*

Foothill Associates  
655 Menlo Drive, Suite 100  
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## **CEQA Requirements**

In order to ensure compliance with the proposed revisions or mitigations during implementation of project development, as required by Section 21081.6 of the Public Resources Code, a Lead Agency must adopt a reporting or monitoring program for project revisions or required provisions intended to reduce or mitigate potential environmental effects. This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide monitoring and reporting for mitigation measures required by the County of Placer as the Lead Agency for the Whisper Creek Subdivision, and set forth in the Final Environmental Impact Report prepared for the project.

Section 15097(d) of the CEQA Guidelines specifies that the Lead Agency may exercise discretion in approach to fulfilling the requirements for monitoring and reporting of mitigation measures. As such, the County of Placer identifies the following program as the formal MMRP for the Whisper Creek Subdivision. A copy of this report will be available to the public in the Placer County Planning Department located at 3091 County Center Drive, Auburn, California.

### ***Placer County Mitigation Monitoring Program***

In order to meet the requirements specified by Section 21080.6 of the Public Resources Code, Section 18.28.030 of the Placer County Code specifies that the County shall require mitigation measures as conditions of approval for projects requiring discretionary review. Compliance with required conditions of approval is monitored by the county through a variety of permit processes. The entitlement process is hierarchical and requires verification by county staff that conditions of approval/ mitigation measures have been implemented prior to issuance of subsequent permits or county actions. Compliance is monitored through the following entitlement processes:

- Design Review Approval;
- Improvement Plan Approval;
- Improvement Construction Inspection;
- Encroachment permit;
- Final map Recording;
- Acceptance of Subdivision Improvements as Complete;
- Building Permit; and
- Certification of Occupancy.

### ***Monitoring and Reporting Plan***

The table presented in this MMRP includes mitigation measures required as conditions of approval by the County of Placer for development of the Whisper Creek Subdivision. Implementation of these mitigation measures will be verified by county staff through subsequent



entitlements as development progresses, as required by Section 18.28.050 of the Placer County Code. The following components are included within the MMRP:

- A listing of every mitigation measure identified in the EIR requiring monitoring, and not covered by the County's standard mitigation monitoring plan;
- Identification of the individuals or organizations responsible for monitoring and/or reporting;
- Identification of the individuals or organizations responsible for verifying compliance with the required conditions;
- Identification of the phase (or date) of the permit process when each mitigation measure shall be initially implemented;
- Identification of the frequency and duration of required monitoring, if a measure requires continuous, frequent, monthly, or annual monitoring;
- Identification of the performance criteria for determining the success of the mitigation measure, if appropriate; and
- Identification of the cost, proposed funding, and budget for the reporting plan, if appropriate.

### ***Monitoring Schedule***

County staff shall be responsible for ensuring compliance with all mitigation measures applicable to the development of the Whisper Creek Subdivision, including construction monitoring. Compliance shall be documented through the preparation of reports identifying how and when compliance was achieved.

### ***Modifications to Mitigation Measures***

Proposed modifications to mitigation measures shall be submitted in writing to the County of Placer Planning Department. The planning director or other governmental authority with responsibility for verifying compliance with the MMRP shall determine if proposed modifications are minor in nature and therefore in substantial compliance with the approved plan. Proposed modifications found not to be in substantial conformance with the approved MMRP shall be subject review and approval by the approving authority. Modifications may only be approved by the County if one of the following can be made and is documented in the record:

- The mitigation measure included in the Final EIR and the MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in the condition of the environment, or other factors.

**Or,**

- The modified or substitute mitigation measure provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final EIR and the MMRP; **and**
- The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the Board of Supervisors and County Council in their decision of the Final EIR and the Proposed Project; **and**
- The modified or substitute mitigation measures are feasible, and the County, through measures included in the MMRP or other County procedures, can ensure implementation.

### ***Supporting Documentation***

All findings and any documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file and shall be made publicly accessible upon request.

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
<b>Land Use</b>				
The project could result in higher density residential development than the adjoining lots on the project's eastern, western, and northern boundary.	<b>Mitigation Measure 3.1-2</b> This Mitigation Measure applies to Impact 3.1-2 and proposed lots 57 through 67: <ul style="list-style-type: none"> <li>Lots 57 through 67 shall be developed with a combination of one and two story homes at a ratio of no less than one single story unit out of every four homes built. This translates into the need to build at least three single-story homes on these 11 lots. Lots 60, 61, and 64 are proposed for single story use;</li> <li>A minimum 30-foot rear yard structural setback is required for the main residence of these lots, excluding separate garages and landscape structures/amenities such as pools, pool houses, trellises, decks, etc.;</li> <li>A height limitation of 25 feet for single story homes is required and shall be noted in the project's code, covenants, and restrictions (CC&amp;Rs) and development notebook. Applications for building permits shall reflect this height limitation.</li> <li>A privacy screen will be constructed along the boundary of these lots and the two adjacent RS-AG-B-20 zoned lots (023-260-026 and 023-260-030) consisting of a wood fence and a 10 foot-wide landscape easement planted with fast growing evergreen trees such as California redwoods (15 gallon minimum – 10 feet on center). The privacy fence shall be installed prior to the County's acceptance of the subdivision improvements;</li> <li>The construction of the privacy fence and associated evergreen screens shall be installed as part of the overall subdivision improvements on a phased basis; and</li> <li>Homeowners will be notified of the Placer County Right to Farm</li> </ul>	Project Applicant	Prior to issuance of Building Permits and upon final inspection.	County of Placer, Placer County Building Department
			Prior to approval of improvement plans	Placer County Engineering and Surveying Department
			CC & R's	

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	ordinance. (Draft EIR Section 3.1)		approval	
<b>Aesthetics</b>				
The project would substantially degrade the existing visual character or quality of the site and the surroundings.	<p><b>Mitigation Measure 3.3-1</b></p> <p>Lots bordering PFE Road shall be developed with a combination of one and two story homes at a ratio of no less than one single story unit out of every four homes built. This translates into the need to build at least three single-story homes along the northern periphery of the project (25 percent of 12 homes). Lots planned for single-story homes would be distributed among lots 31 through 38. Final lot selection is to be based upon a number of factors including new home placement and setbacks, existing home placement in the immediate vicinity and other planned non-project related features.</p> <p>In addition to placement of at least three single-story homes along the northern edge of the project, a height limitation of 25 feet for single story homes will be noted in the project's code, covenants, and restrictions (CC&amp;Rs) and development notebook. Applications for building permits shall reflect this height limitation and be made a condition of the use permit;</p> <p>Fast growing native-appearing tree plantings shall be planted as screening along the earthen berms and slopes adjacent to PFE Road. Suggested plantings include London plane tree and Zelkova). A Landscape Plan shall be provided for County review and approval as part of project's improvement plans.</p> <p>(Draft EIR Section 3.3)</p>	Project Applicant	<p>Prior to issuance of Building Permits, upon final inspection.</p> <p>-----</p> <p>Prior to approval of improvement plans.</p>	<p>County of Placer, Placer County Planning Department, Placer County Building Department</p> <p>-----</p> <p>Placer County Engineering and Surveying Department</p>
Creation of substantial light or glare.	<p><b>Mitigation Measure 3.3-2</b></p> <p>To minimize night light pollution, no interior street lighting of private subdivision roads will be installed except for the minimum required by ESD. County-required street lighting at intersections with PFE Road shall be reviewed and approved by the County's Development Review Committee. All required street lighting of the Whisper Creek Subdivision shall be low</p>	Project Applicant	Prior to approval of improvement plans.	County of Placer, Placer County Department of Public Works, ESD, Planning Dept.

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	intensity and directed downward to help control light spill and glare. Street lights shall be of a type, height, and design to direct lighting downward, shielding to the greatest extent practical, light exposure beyond that needed for proper intersection lighting.  (Draft EIR Section 3.3)			
<b>Transportation and Traffic</b>				
Construction-related traffic.	<b>Mitigation Measure 3.4-1</b> Submit for review and approval, a striping and signing plan.  Submit traffic control plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer.  (Draft EIR Section 3.4)	Project Applicant	Prior to approval of Improvement Plan.	County of Placer, Placer County Department of Public Works
Traffic/Increased Vehicle Trips.	<b>Mitigation Measure 3.4-3</b> Traffic operations at the Antelope North Road intersection with PFE Road would be improved to LOS B with 19.6 seconds of delay during the a.m. peak hour and LOS C with 25.2 seconds of delay during the p.m. peak hour by signalizing the intersection. This improvement is currently included in the County Capital Improvement Program. Therefore, this improvement is currently planned for construction, which will mitigate the impact identified due to the elimination of the future connection of Don Julio Boulevard to PFE Road.  (Draft EIR Section 3.4)	County of Placer	When level of service (LOS) at intersection decreases from LOS "C" to LOS "D".	County of Placer, Placer County Department of Public Works

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
<b>Air Quality</b>				
Emissions of ROG and NOx will exceed PCAPCD thresholds during grading, construction, and building of the proposed project.	<p><b>Mitigation Measure 3.5-1:</b></p> <p>The PCAPCD has established the following construction mitigation measures that shall be implemented during project construction to reduce emissions of ROG, NOx, PM<sub>10</sub>, and other criteria pollutants to a less than significant level:</p> <ol style="list-style-type: none"> <li>1. Fugitive Dust: <ol style="list-style-type: none"> <li>a) The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking.</li> <li>b) Suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE) shall routinely evaluate compliance to Rule 228, Fugitive Dust. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time.</li> </ol> </li> <li>2. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.</li> <li>3. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.</li> <li>4. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide the District with the anticipated construction timeline including start date, and name and phone</li> </ol>	Project Applicant and Contractors	During project construction.	County of Placer, Placer County Air Pollution Control District

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>number of the project manager and on site foreman. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (&gt; 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure:  <a href="http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls">http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls</a>.</p> <ol style="list-style-type: none"> <li>5. No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.</li> <li>6. Spread soil binders on unpaved roads and employee/equipment parking areas.</li> <li>7. Apply approved chemical soil stabilizers according to manufacturer's specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).</li> <li>8. Wet broom or wash streets daily if silt is carried over to adjacent public thoroughfares.</li> <li>9. Traffic speeds on all unpaved surfaces shall not exceed 15 miles per hour.</li> <li>10. Install wheel washers or wash all trucks and equipment leaving the site.</li> <li>11. Suspend all grading operations when wind speeds (as instantaneous</li> </ol>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>gusts) exceed 25 miles per hour and dust is impacting adjacent properties.</p> <p>12. Minimize idling time to 5 minutes.</p> <p>13. Use low sulfur fuel for stationary construction equipment.</p> <p>14. An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust impacts off site.</p> <p>15. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators.</p> <p>16. Use low emission on site stationary equipment.</p> <p>17. Use low VOC coatings per District Rule 218 Architectural Coatings.</p> <p>(Draft EIR Section 3.5)</p>			
<b>Noise</b>				
Construction-related noise generation.	<p><b>Mitigation Measure 3.6-1 a,b,c</b></p> <p>a. Restrict hours of construction activity.</p> <p>Construction noise emanating from any construction activity for which a Building Permit or Grading Permit is required is prohibited on Sundays and federal holidays, and shall only occur: Monday through Friday, 6:00 am to 8:00 pm during daylight savings, 7:00 am to 8:00 pm during non-daylight savings, and Saturdays, 8:00 a.m. to 6:00 pm. This condition shall be noted on the Improvement Plans required for this project.</p> <p>b. Ensure Construction Equipment meets Placer County Code.</p> <p>All construction equipment shall be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working order, per Placer County Code 9.36.030 (A)(7).</p> <p>c. Locate stationary construction noise sources away from noise</p>	Project Applicant and Contractors	During grading and construction activities.	County of Placer, Planning Department, Engineering and Surveying Department, and Environmental Health Services



Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	sensitive land uses.  (Draft EIR Section 3.6)			
Traffic noise impacts to project residents.	<p><b>Mitigation Measure 3.6-3 a,b,c</b></p> <p>Mitigation Measure 3.6-3a:</p> <p>Lots adjacent to PFE Road require a noise barrier to bring the exterior noise level to 60 dB Ldn. As indicated in Figure 3.6 1, the berm/barrier along the frontage of PFE Road needs to be a minimum of five and one-half feet in height for lots one through three and lot 31, six feet in height for lots 104 and 32 through 35, six and one-half feet for lots 36 and 37, and a minimum of eight and one-half feet in height at lot 38 to meet the 60 dB exterior noise requirement. For consistency with the Dry Creek Community Plan, the barrier should be primarily constructed as an earthen berm along the PFE Road frontage, with native and/or native appearing plant and tree landscaping figuring prominently in the project design.</p> <p>The noise attenuation barriers must wrap around project lots numbered 1 and 31 to the rear building façades, as portions of these lots, although not directly fronting on PFE, would be exposed to traffic noise that would exceed the Placer County exterior standards. A noise barrier must wrap to the rear lot lines of lots 38, 3, and 104. These required wraparound locations, heights, and lengths are shown in Figure 3.6 1.</p> <p>Mitigation Measure 3.6-3b:</p> <p>If two-story homes are proposed along PFE Road, the building plans should be reviewed by a qualified acoustical consultant to ensure that the Placer County interior noise level standards will be met. Lots along PFE Road with proposed two-story homes shall be identified on the final tentative map. Adherence to the required construction techniques to meet the noise standard shall be made part of the project's conditions of approval.</p> <p>Mitigation Measure 3.6-3c:</p>	Project Applicant (a,b) and Homeowners Association (c).	Prior to improvement plans approval and prior to Building Permit issuance (a,b), and Continuous (c).	County of Placer, Placer County Building Department and Environmental Health Services

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	The noise attenuating berms and walls shall be maintained by the subdivision Homeowners Association. (Draft EIR Section 3.6)			
<b>Biological Resources</b>				
Substantial adverse impacts on candidate, sensitive, or special-status species.	<p><b>Mitigation Measure 3.7-1 a,b,c,d,e</b></p> <p>Mitigation Measure 3.7-1a:</p> <p>Preconstruction surveys and mitigation for Swainson's hawk foraging habitat. This mitigation measure applies to impact 3.7-1.</p> <p>If project construction is proposed during the breeding season (February-August), a preconstruction survey shall be conducted by a qualified biologist in all appropriate habitat within one-quarter mile (1,300 feet) of the project area to identify active Swainson's hawk nests. The survey shall be conducted by the qualified biologist no more than 30 days prior to the onset of construction activities. If no Swainson's hawk nests are identified during the preconstruction survey or if construction activities are proposed to occur during the nonbreeding season (September-January), no further mitigation is required. However, if nests are identified and considered to be active, a buffer zone of a minimum of one-quarter mile shall be established around the active nest. Intensive new disturbance (i.e., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March 1 and September 1. The buffer zone shall be increased to one-half mile (2,640 feet) in nesting areas away from urban development (i.e., where heavy equipment activities associated with construction is not a normal occurrence during the nesting season).</p> <p>The annual grassland habitat of the project site may provide foraging habitat for Swainson's hawk. The project creates a loss of 34.6 acres of Swainson's hawk foraging habitat (project impacts less disturbed area from previous land uses). To address the potential loss of Swainson's hawk foraging habitat, the developer will mitigate for the loss of Swainson's hawk foraging habitat</p>	Project Applicant	Prior to commencement of grading or construction activities with notes included on improvement plans.	County of Placer, Placer County Planning Department, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, Regional Water Quality Control Board

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>through either the payment of in lieu fees in the amount of \$20,000 per acre of disturbed area, or acquire suitable foraging habitat at the ratio of 0.75:1.</p> <p>Mitigation Measure 3.7-1b:</p> <p>Preconstruction surveys and mitigation for western burrowing owl. This mitigation measures applies to impact 3.7-1.</p> <p>No more than 30 days prior to grading, a qualified biologist shall conduct a preconstruction survey of all potential western burrowing owl habitat within 250 feet of the project boundary and record the presence of individual western burrowing owls, sign of western burrowing owls, and all burrows that are in use by western burrowing owl.</p> <p>If the preconstruction survey does not identify any western burrowing owl activity, no further mitigation is required. However, if there are western burrowing owls nesting on site, or within 250 feet of the project boundary, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> <li>• No grading shall be allowed during the nesting season (February-August), unless otherwise approved by CDFG, within 250 feet of any nest burrow until the young have fledged and are able to exit the burrow. For occupied burrows without active nesting, nesting burrows after the young have fledged, or if development commences after the breeding season, passive relocation of the birds should be performed. Passive relocation involves installing a one-way door at the burrow entrance, which encourages the owls to move from the occupied burrow.</li> <li>• Prior to grading within western burrowing owl habitat unoccupied burrows shall be collapsed to prevent occupation by western burrowing owls subsequent to preconstruction surveys.</li> <li>• Loss of western burrowing owl foraging habitat shall be mitigated at 6.5 acres on site per pair, or at a ratio approved by CDFG for off site</li> </ul>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>location.</p> <ul style="list-style-type: none"> <li>A monitoring report of all activities associated with surveys for and passive relocation of western burrowing owls shall be submitted to CDFG no later than two weeks after the completion of grading that occurs within 250 feet of occupied nesting burrows.</li> </ul> <p>Mitigation Measure 3.7-1c:</p> <p>Preconstruction surveys and mitigation for migratory birds. This mitigation measure applies to impact 3.7-1.</p> <p>If construction activities are proposed to occur during non-breeding season (September through January), a survey is not required and no further studies are necessary. If project construction is proposed during the breeding season (February through August), a preconstruction migratory bird survey shall be conducted to identify active nests in the project area. The survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction activities.</p> <p>If no active nests are identified during the preconstruction survey or if construction activities are proposed to occur during the non-breeding season (September through January), no further mitigation would be required. However, if nests are identified and considered to be active, construction activities shall not occur within 100 feet of the nests until the young have fledged. Trees that must be removed as a result of construction, but contain nests, shall be felled during the non-breeding season.</p> <p>Mitigation Measure 3.7-1d:</p> <p>Preconstruction surveys and mitigation for Swainson's hawk and other raptors. This mitigation measures applies to impact 3.7-1.</p> <p>If project construction is proposed during the breeding season (February through August), a preconstruction raptor survey shall be conducted to identify active nests in the project area. The survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>activities and be conducted in all appropriate habitats within ¼-mile (1,300 feet) of the project area to identify active Swainson's hawk nests, or within 250 feet of the project site for other raptors.</p> <p>If no active nests are identified during the preconstruction survey, for construction activities that occur after initial grading is completed and all potential nesting trees have been removed, or for those activities scheduled to occur during the non-breeding season (September through January), no further mitigation would be required. However, if Swainson's hawk nests are identified and considered to be active, a buffer zone of a minimum of ¼ mile shall be established around the active nest. Intensive new disturbances (i.e., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March 1 and September 1. The buffer zone shall be increased to ½ mile (2,640 feet) in nesting areas away from urban development (i.e., where heavy equipment activities associated with construction is not a normal occurrence during the nesting season). For other raptors, nests identified and considered to be active within 250-feet of construction activities, will restrict construction activities within 500 feet of the nests until the young have fledged. Any trees that must be removed as a result of construction, but contain nests, shall be felled during the non-breeding season.</p> <p>Mitigation Measure 3.7-1e:</p> <p>Obtain a NPDES permit from the RWQCB, develop a SWPPP, and implement BMPs to address potential storm water impacts associated with development of the site and to protect water quality. Comply with Placer County ordinances for all grading, drainage, and construction of improvements, and comply with SWPPP requirements including the implementation and monitoring of erosion and sediment control measures during construction. This mitigation measure applies to Impact 3.7-1 and Impact 3.7-3.</p> <p>The proposed project has the potential to result in water quality and storm water impacts due to erosion and sediment movement as a result of grading</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>and construction activities associated with development. The following mitigation measure will reduce these impacts to a less than significant level:</p> <p>The 1972 amendments to the Federal Water Pollution Control Act established the National Pollutant Discharge Elimination System (NPDES) permit program to control discharges of pollutants from point sources and non-point discharges to waters of the United States. The 1987 amendments to the CWA created a new section of the CWA devoted to storm water permitting (Section 402[p]). On November 16, 1990, the U.S. Environmental Protection Agency (USEPA) published final regulations that establish storm water permit application requirements. The regulations provide that discharges of storm water to waters of the United States from construction projects that encompass five or more acres of soil disturbance are effectively prohibited unless the discharge is in compliance with an NPDES Permit.</p> <p>The State of California RWQCB administers and enforces the provisions of the NPDES program. In accordance with the NPDES regulations, the RWQCB requires that any construction activities affecting/disturbing five or more must obtain coverage under the General Construction Activity Storm Water Permit (General Permit). In March of 2003, Phase II NPDES Storm Water regulations revisions took effect, which revised the General Permit to require construction projects greater than one acre in size to comply with the terms of the General Permit. Construction activities that are subject to this General Permit include clearing, grading, disturbances to the ground such as stockpiling, or excavation that result in soil disturbances of at least one acre of total land area.</p> <p>In order to obtain coverage under the State of California General Permit, a Notice of Intent (NOI) is required to be filed with the RWQCB. In conjunction with submittal of a NOI to the RWQCB, a SWPPP is required to be prepared and retained on site during construction. This SWPPP will contain pollution prevention measures (erosion and sediment control measures and measures to control non-storm water discharges and hazardous spills), demonstration of compliance with all applicable local and regional erosion and sediment control standards, identification of responsible parties, a</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>detailed construction timeline, and a BMP monitoring and maintenance schedule. BMPs are measures and materials designed to reduce impacts from erosion and sedimentation during grading and construction activities through use of Best Available Technology (BAT). Appropriate erosion and sedimentation control practices will be addressed in the Erosion Control Plan for the project and will conform to all standards adopted by Placer County. A copy of the SWPPP will be kept on site and reviewed by all appropriate personnel involved with construction activities of the project, and the final Erosion Control Plan for the project will require approval from the Placer County Utilities Department Director. BMPs implemented, as part of the SWPPP should include the following procedures:</p> <ul style="list-style-type: none"> <li>• restricting grading to the dry season;</li> <li>• remove the minimal amount of site vegetation - keep as much vegetation as possible around the perimeter of the site, especially above drainages;</li> <li>• utilizing erosion control blankets, hydroseeding, or similar practices to protect finished graded slopes from erosion;</li> <li>• protecting downstream storm drainage inlets from sedimentation through the use of sediment barriers and protection of storm drain inlets through the use of drop inlet sediment sacks and sand bags;</li> <li>• use of silt fencing and straw wattles to retain sediment on the project site;</li> <li>• use of temporary water conveyance and water diversion structures to eliminate runoff to the fill slopes; and</li> <li>• any other suitable measures outlined in an approved Erosion Control Manual.</li> </ul> <p>The above erosion control measures implemented during the development of the proposed project site and, compliance with the NPDES regulations, including filing of a NOI with the RWQCB and preparation of a SWPPP</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	containing appropriate BMPs will reduce significant impacts from erosion to a level less than significant. (Draft EIR Section 3.7)			
Substantial adverse impacts to oak trees, riparian habitat, or sensitive natural communities.	<p><b>Mitigation Measure 3.7-2 a,b,c</b></p> <p>Mitigation Measure 3.7-2a:</p> <p>Native oak tree preservation and mitigation. This mitigation measure applies to Impact 3.7-2 and Impact 3.7-5.</p> <p>The following oak tree mitigation is consistent with the Placer County Tree Ordinance.</p> <ol style="list-style-type: none"> <li>Whenever practicable, direct impact to native oak trees, including removal, pruning, and soil compaction within the dripline shall be avoided. Additionally, vehicles and heavy construction equipment shall not be parked within or adjacent to the dripline of oak trees. In order to avoid encroachment into the dripline, individual oak trees or stands shall be protected by erecting a temporary construction fence around the perimeter of the drip line prior to the onset of construction, for native trees that would subject to disturbance within 50 feet of the dripline radius.</li> <li>Oak trees that are removed as a result of construction shall be replaced by planting a combination of five one-gallon, three three-gallon, and one 15-gallon oak tree for each oak tree removed, from local genetic stock, preferably from genetic stock collected on site. For each tree removed, the combination diameter of the replacement trees shall be equal to the diameter of the tree removed. All oak tree mitigation plantings will be monitored for a period of five years to ensure an 80 percent success rate is achieved. If a project site cannot support the planting of all replacement trees, the applicant may pay Placer County the current market value for each tree not planted, up to 50% of the impacted trees, and this money will be placed in the</li> </ol>	Project Applicant	Prior to commencement of grading and construction activities and prior to approval of improvement plans.	County of Placer, Placer County Planning Department



Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>County's Tree Preservation Fund.</p> <p>c. An Oak Tree Preservation, Mitigation, and Monitoring Plan shall be prepared by a qualified biologist or arborist prior to the onset of construction and, along with the above listed criteria, shall include an inventory of trees to be removed and/or disturbed from construction, specific protection measures for oaks during construction, replacement ratios and species, seed sources, location of replacement plantings, description of planting methods, a monitoring schedule, success criteria, and remedial measures.</p> <p>Mitigation Measure 3.7-2b:</p> <p>Minimize impacts to wetlands and jurisdictional WOUS, and provide compensatory mitigation for unavoidable impacts. Verification of the wetland delineation by the ACOE and coverage under a Nationwide Permit, Streambed Alteration Agreement and a Section 401 Water Quality Certification Consultation with CDFG to determine their jurisdiction over the on site wetland features. This mitigation measure applies to Impact 3.7-2 and Impact 3.7-3.</p> <p>Approval from the ACOE must be received prior to any fill activities or discharges within jurisdictional wetlands or WOUS. The ±1.532 acres of wetlands and jurisdictional WOUS associated with the PFE-36 acre parcel have been verified by the ACOE (2004); however, the wetland delineations for the Almond Ranch and PFE-14 acre parcels have not been verified. A preconstruction notification has been submitted to the ACOE as part of the project proponent's application for a Nationwide 39 permit (ECORP 2003b) in association with the impacts to waters of the U.S. for the PFE-36 acre parcel.</p> <p>Prior to the onset of construction activities, all potential jurisdictional waters of the U.S. associated with the project site will need to be verified by the ACOE. Although a preconstruction notification has been submitted for a Nationwide Permit 39 application, other Section 404 permits will be required for the fill activities associated with the other WOUS associated with the</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>Almond Ranch and PFE-14 parcels. Any WOUS that would be lost or disturbed shall be replaced or rehabilitated on a “no-net-loss” basis in accordance with the ACOE’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the ACOE.</p> <p>A Section 401 Water Quality Certification, or waiver thereof, shall be obtained from the Central Valley RWQCB before a Section 404 permit becomes valid. In addition, coverage under a Streambed Alteration Agreement from CDFG will be required for those activities that will affect streambed and bank areas under CDFG jurisdiction. The applicant must submit verification of compliance with CEQA requirements (i.e. preparation of a Final EIR) to both CDFG and the RWQCB before the agencies can issue a final Lake or Streambed Alteration Agreement, or Water Quality Certification.</p> <p>Mitigation Measure 3.7-2c:</p> <p>Minimize impacts to riparian areas. This mitigation measure applies to Impact 3.7-2.</p> <p>If project construction affects the riparian vegetation along the seasonal wetland swale, and for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1602 of the California Fish and Game Code. This agreement shall require minimization measures, such as minimizing impacts to riparian vegetation, revegetation, timing of construction, erosion and sediment control, maintenance of fish passages if applicable, and specifications regarding construction materials.</p> <p>(Draft EIR Section 3.7)</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
Substantial adverse effect on federally protected wetlands	<p><b>Mitigation Measure 3.7-3 a,b,c</b></p> <p>Mitigation Measure 3.7-3a: (see Mitigation Measure 3.7-2b)</p> <p>Mitigation Measure 3.7-3b: (see Mitigation Measure 3.7-1e)</p> <p>Mitigation Measure 3.7-3c:</p> <p>Protect and avoid preserved/avoided wetland features and open space areas during construction. This mitigation measure applies to Impact 3.7-3.</p> <p>To avoid impacts to the preserved wetland habitat and open space areas of the project, orange construction fencing will be installed around the perimeter of the preserve to provide a minimum 40-foot buffer around these protected features. The orange construction fencing will remain in place until construction related impacts are no longer present and all disturbed project soils have been stabilized. In addition, silt fencing will be installed along with straw wattles around the inside perimeter of the construction fencing during the wet season (October through April) to prevent sediment movement associated with storm water and erosion into these areas. Entrenching the silt fencing, as is recommended to provide maximum protection from sediment intrusion, could potentially impact the open space preserve area. To avoid soil impacts to the preserve boundary area the silt fencing will not be entrenched, but stabilized along the interface with the soil horizon with straw wattles secured with wooden stakes. All construction fencing, silt fencing, and straw wattles will be inspected regularly and maintained/replaced as needed to provide protection.</p> <p>(Draft EIR Section 3.7)</p>	Project Applicant	Prior to commencement of grading or construction activities.	County of Placer, Placer County Planning Department, U.S. Army Corps of Engineers, California Department of Fish and Game, Regional Water Quality Control Board
Proposed Project would conflict with Tree Preservation Policy or ordinance.	<p><b>Mitigation Measure 3.7-5</b></p> <p>( see Mitigation Measure 3.7-2a)</p> <p>(Draft EIR Section 3.7)</p>	Project Applicant	Prior to commencement of grading and construction activities.	Placer County, Placer County Planning Department

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
<b>Cultural Resources</b>				
Inadvertent discovery of archaeological resources during project development.	<p><b>Mitigation Measure 3.8-1</b></p> <p>Mitigation for inadvertently discovered archaeological resources. This mitigation measure applies to Impact 3.8-1. If human remains are encountered during the course of project activities, all work in that area shall halt and the County coroner and Native American Heritage Commission shall be notified immediately. In addition, a qualified professional archaeologist shall be notified immediately in order to assess the resource value as soon as possible, and develop measures to avoid, minimize or mitigate adverse effects to such properties.</p> <p>If archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately within 60 feet of the area and a SOPA-certified (Society of Professional Archaeologists) and/or Register of Professional Archaeologist retained to evaluate the deposits. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).</p> <p>If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.</p> <p>Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.</p> <p>(Draft EIR Section 3.8)</p>	Project Applicant and Construction Contractors	During project grading and construction. Include general notes on improvement plans.	County of Placer, Placer County Planning Department, Placer County Department of Museums, County Coroner (if necessary) and Native American heritage Commission (if necessary)

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
Substantial adverse change in the significance of a historic resource.	<p><b>Mitigation Measure 3.8-2</b></p> <p>Mitigation for inadvertently discovered historical resources. This mitigation measure applies to Impact 3.8-2.</p> <p>All project personnel shall be informed about potential archaeological or historical resources and procedures to follow if a discovery is made. Historic resources that may be identified, but are not limited to house foundations, wells, privies, machine or hand solder cans, and colored bottle glass fragments. All of the resources both prehistoric and historic are considered significant until determined otherwise.</p> <p>Prior to the start of any grading, construction crews shall be trained in the identification of archaeological resources prior to commencing ground-disturbing activities. This training shall include: (1) proper identification of archaeological deposits; (2) the procedures to be followed in the event of such a discovery; (3) an understanding of the importance of protecting cultural resources; and (4) an overview of applicable laws, statutes and ordinances. Training will be conducted by a SOPA-certified archaeologist in person, and written materials will be provided to each trained crew member, who will be required to sign that he or she has received the training, understands it, and agrees to abide by it.</p> <p>(Draft EIR Section 3.8)</p>	Project Applicant and Construction Contractors	Prior to project grading and construction. Include general notes on improvement plans.	County of Placer, Placer County Planning Department, Placer County Department of Museums
Damage to inadvertently exposed paleontological resources during construction.	<p><b>Mitigation Measure 3.8-3</b></p> <p>Retain a qualified professional paleontologist to inspect project weekly during grading activities and salvage fossils as necessary. This mitigation measure applies to Impact 3.8-3.</p> <p>Prior to submittal of any grading or Improvement Plan, the applicant shall provide written evidence to the Planning Department that a qualified paleontologist has been retained to observe grading activities on a weekly basis during all grading activities, to salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer,</p>	Project Applicant and Paleontologist	Prior to submittal of Grading and Improvement plans and during project grading and construction, with notes included on Improvement plans.	County of Placer, Placer County Planning Department

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department.</p> <p>The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.</p> <p>These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department which shall include the period of inspection, an analysis of the fossils found and present repository of fossils.</p> <p>(Draft EIR Section 3.8)</p>			
<b>Geology, Soils, and Minerals</b>				
Topographic alteration resulting from earth grading.	<p><b>Mitigation Measure 3.9.2 a,b,c,d,e,f,g</b></p> <p>Topographic alterations.</p> <p>a. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans.</p>	Project Applicant	Prior to Improvement Plan approval.	County of Placer, Placer County Department Engineering and Surveying Department, Development Review Committee

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.</p> <p>b. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measure shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.</p> <p>Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope rations, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p> <p>c. Submit to ESD, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:</p> <p>A) Road, Pavement, and parking area design</p> <p>B) Structural foundations, including retaining wall design (if</p>			



Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>applicable)</p> <p>C) Grading practices</p> <p>D) Erosion/winterization</p> <p>E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)</p> <p>F) Slope stability</p> <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be noted in the CC&amp;Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earth work has been performed in conformity with recommendations contained in the report.</p> <p>d. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.</p> <p>e. Any proposed subdivision grading beyond that necessary for construction of streets, utilities and drainage improvements (i.e., mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration</p> <p>f. In order to protect site resources, no grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as part of this project.</p> <p>g. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.</p> <p>(Draft EIR Section 3.9)</p>			
Increased erosion.	<p><b>Mitigation Measure 3.9-3 a,b,c,d,e,f,g,h,i,j</b></p> <p>Project design and erosion control measures.</p> <p>a. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE:</p>	Project Applicant	Prior to Improvement Plan approval.	County of Placer, Placer County Engineering and Surveying Department, Development Review Committee

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.</p> <p>b. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measure shall be applied as specified in the Improvement Plans/Grading Plans.</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.</p> <p>Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope rations, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p> <p>c. Submit to ESD, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:</p> <p>A) Road, Pavement, and parking area design</p> <p>B) Structural foundations, including retaining wall design (if applicable)</p> <p>C) Grading practices</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>D) Erosion/winterization</p> <p>E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)</p> <p>F) Slope stability</p> <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be noted in the CC&amp;Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earth work has been performed in conformity with recommendations contained in the report.</p> <p>d. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.</p> <p>e. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and to prevent the discharge of pollutants to storm water to the maximum extent practicable.</p> <p>f. Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board, and shall provide to ESD evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.</p> <p>g. Any proposed subdivision grading beyond that necessary for construction of streets, utilities and drainage improvements (i.e., mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration</p> <p>h. In order to protect site resources, no grading activities of any kind may take place within the 100-year floodplain of the stream/drainage way nor within the watershed of the vernal</p>			

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>pool(s), unless otherwise approved as part of this project.</p> <p>i. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.</p> <p>j. Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development/Redevelopment (or other similar source as approved by the ESD). BMPs for the project include, but are not limited to: Silt Fence (SE-1), Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (TC-1), Storm Drain Inlet Protection (SE-10), and revegetation techniques.</p> <p>(Draft EIR Section 3.9)</p>			
<b>Hazards and Hazardous Materials</b>				
Contact with contaminated soils or groundwater during and after construction.	<p><b>Mitigation Measure 3.10-2</b></p> <p>Implementation of a Preliminary Endangerment Assessment in accordance with California DTSC protocols. This mitigation measure applies to impact 3.10-2.</p> <p>To address the potentially significant health and environmental risks associated with the current concentrations of arsenic and lead detected in the soils assessments conducted for the Project Site that are above the most recently developed PRGs, and the trace amounts of chlorinated pesticides (DDT) detected, a Preliminary Endangerment Assessment (PEA) will be conducted in accordance with California DTSC protocols prior to grading plan or improvement plan approval. DTSC will evaluate the PEA as part of the Voluntary Cleanup Agreement and provide additional project specific requirements. These requirements can include contaminated soils removal, encapsulation, deed restrictions on use, or no further action. This will reduce</p>	Project Applicant	Prior to commencement of grading or other earth-disturbing activities for PEA, prior to Final Map for completion of any DTSC remedial actions.	County of Placer, Placer County Environmental Health Services-Hazardous Materials Section

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	the potentially significant impact from arsenic, lead, and DDT levels present in the project soils to a less than significant level. (Draft EIR Section 3.10)			
Storage and accidental release of hazardous materials during construction.	<p><b>Mitigation Measure 3.10-3a,b</b></p> <p>Mitigation Measure 3.10-3a:</p> <p>Comply with CDF and Placer County Fire District requirements for temporary storage of combustible-flammable liquids at construction sites. This mitigation measure applies to Impact 3.10-3.</p> <p>Construction activities will involve the use of hazardous materials including fuels, oils, lubricants, paints and paint thinners, glues, and various solvents and cleaners. However, due to the residential nature of the project, the quantities of these materials are expected to be minimal. The Applicant will comply with the requirements provided by CDF and the Placer County Fire District-Dry Creek Battalion 100 Fire Department for the temporary storage of combustible/flammable liquids for construction sites. These requirements include inspection to verify maintenance of vegetation breaks and identification of emergency shut-off valves and switches. If electrical connections are required to power these facilities, the required permits will be obtained through the Placer County Building Department. During the entire construction phase of the project site, the Applicant is required to have a Storm Water Pollution Prevention Plan (SWPPP) onsite at all times. Within the SWPPP will be measures to control the use of hazardous substances to ensure that not only storm water, but also soils are protected from accidental spills, fires or other damaging incidents.</p> <p>As a precaution to avoid impacts to the environment in the case of accidental release of these materials, the applicant will store all fuel reserve supplies and hazardous materials in a confined area, such as a designated construction staging area, that is designed to retain any liquid materials accidentally released. Any refueling or maintenance activities will be restricted to the staging area as well, and construction vehicles will be inspected daily for</p>	Project Applicant	Prior to and during project grading and construction activities, if any hazardous or flammable materials are stored on-site; or upon accidental release of any hazardous materials.	County of Placer, Placer County Environmental Health Services, California Department of Forestry and Fire Protection, Placer County Fire District-Dry Creek Battalion



Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>leaks. A spill kit that can accommodate the accidental release of stored materials will be kept onsite in the staging area, and be easily accessible in the event of accidental release of hazardous materials. Any transportation, use and storage of any hazardous materials will be in compliance with applicable codes and regulations. These include, but are not limited to, Title 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code. Implementation of this mitigation measure will reduce environmental impacts related to the temporary storage of hazardous liquids on the project site to a less than significant level.</p> <p>Mitigation Measure 3.10-3b:</p> <p>Comply with County and CDF requirements for reporting releases of hazardous materials. This mitigation measure applies to Impact 3.10-3.</p> <p>The Applicant will comply with CDF and Placer County regulations and requirements regarding reporting of releases of hazardous materials. In the event of accidental release of hazardous materials during construction, the spill will be contained and reported to the Placer County Environmental Health Services and CDF immediately. Any impacted soils would be excavated and disposed of per County requirements.</p> <p>(Draft EIR Section 3.10)</p>			
<b>Hydrology and Water Quality</b>				
Increased storm water runoff resulting in local or downstream flooding.	<p><b>Mitigation Measure 3.11-1 a,b,c,d,e,</b></p> <p>Implement Mitigation measure 3.9-3e listed in Geology, Soils &amp; Minerals section. This Mitigation Measure also applies to Impact 3.11-1.</p> <p>Mitigation Measure 3.11-1a:</p> <p>Show finished house pad elevations 2' above the 100-year floodplain line (or finished floor 3' above) for Lots 13, 16, 17, 18, 29, 30, 41, 42, 43, 44, 45, 46, 47, 48, 56, 90, 91, 92, 95, and 96 on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the ESD</p>	Project Applicant	Prior to Improvement Plan approval.	County of Placer, Placer County Engineering and Surveying Department, Whisper Creek Homeowners' Association

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	<p>following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC.</p> <p>Mitigation Measure 3.11-1b:</p> <p>Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of ESD. These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the homeowners' association.</p> <p>Mitigation Measure 3.11-1c:</p> <p>The following off-site drainage facilities shall be evaluated in the drainage report for condition and capacity and shall be upgraded, replaced, or mitigated as specified by ESD:</p> <p>A) Existing culvert crossings on PFE Road (located to the west of the project at APN 023-260-033 and the east side of the project, nearest Cook-Riolo Rd.)</p> <p>B) Existing downstream drainage facilities</p> <p>Mitigation Measure 3.11-1d:</p> <p>This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, formerly Chapter 4, subchapter 20, Placer County Code). The current estimated development fee is \$200 per single-family residence, payable to ESD prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.</p> <p>Mitigation Measure 3.11-1e:</p> <p>This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage</p>	Project Applicant	Prior to Building Permit Issuance	Placer County Engineering and Surveying Department

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
	Improvement Ordinance” (Ref. Article 15.32, formerly Chapter 4, subchapter 20, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$35 per single-family residence.  (Draft EIR Section 3.11)			
Water Quality impacts related to storm water runoff.	<p><b>Mitigation Measure 3.11-2 a,b,c,d</b></p> <p>Mitigation Measure 3.11-2a:</p> <p>Water quality “Best Management Practices” (BMPs) shall be applied according to guidance of the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, or for Industrial and Commercial (or other similar sources as approved by the ESD). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. BMPs for the project include, but are not limited to: Vortex Separators (MP-51), Vegetated Swale (TC-30) and rock outfall protection. All BMPs shall be maintained as required to insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request.</p> <p>Mitigation Measure 3.11-2b:</p> <p>Storm drainage from on and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catchbasins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases as approved by ESD. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence</p>	Project Applicant	<p>Prior to Improvement Plan and Final Map approval.</p> <p>(source control “d”, second bullet point, for providing Stormwater educational materials will occur at time of each home purchase)</p>	County of Placer, Placer County Engineering and Surveying Department, Regional Water Quality Control Board, Whisper Creek Homeowners’ Association

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	<p>of a monthly parking lot sweeping and vacuuming, and catchbasin cleaning program shall be provided to ESD upon request. Failure to do so will be grounds for discretionary Permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>Mitigation Measure 3.11-2c:</p> <p>This project is located within the area covered by Placer County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).</p> <p>Mitigation Measure 3.11-2d:</p> <p>The following source controls shall be made part of the project:</p> <ul style="list-style-type: none"> <li>All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language as approved by the ESD and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping shall be posted at public access points along channels and creeks within the project area. The Homeowners' Association is responsible for maintaining the legibility of stamped messages and signs.</li> </ul>			

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	<ul style="list-style-type: none"> <li>Applicant or Homeowners' Association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook.</li> </ul> <p>(Draft EIR Section 3.11)</p>			
<b>Public Services and Utilities</b>				
Increased demand for treated surface water.	<p><b>Mitigation Measure 3.12-1 <u>a, b</u></b></p> <p>Mitigation Measure 3.12-1a: Provide water pipeline improvements. This mitigation measure applies to Impact 3.12-1.</p> <p>The Applicant proposes to design and construct a 16-inch and a 24-inch off site water supply pipeline in accordance with Cal-Am and/or PCWA standards. These standards specify acceptable pipe materials and joint types and require that all treated water pipelines are pressure tested for leakage and breakage at 150 PSI or 150 percent of line pressure, whichever is higher, assuring that there can be no "loose joints" in these lines. Air Vacuum Release Valves are required to be installed at high points in pipelines to automatically expel air from the pipeline and should a loss of pressure occur to automatically let air back into the pipeline so that negative pressures do not occur. This mitigation measure would reduce the impact to a less-than-significant level.</p>	Project Applicant.	At time of construction of water supply pipeline.	County of Placer, Placer County Water Agency

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	<p><u>Mitigation Measure 3.12-1b: Confirm that sufficient wheeling capacity exists within City of Roseville's system or that an alternative system is available. This mitigation measure applies to Impact 3.12-1.</u></p> <p><u>Prior to approving a final map for the project or any phase of the project, the County shall confirm that sufficient capacity exists within the City of Roseville's system, or that PCWA has an alternative source of water which does not depend upon the City of Roseville's system, to enable PCWA to supply Cal-Am with a permanent source of water for the Whisper Creek project. PCWA should perform an analysis of the remaining wheeling capacity in the City of Roseville's system. This analysis shall consider all of the previously committed demand to Morgan Creek, Placer Vineyards, Regional University or other projects within southwest Placer County that rely on water from the wheeling agreement. The analysis shall be submitted to both Placer County and to the City of Roseville for verification.</u></p> <p>(Draft EIR Section 3.12)</p>	County of Placer, Planning Department	Prior to final map approval	County of Placer, Planning Department
Increased demand for additional conveyance capacity for wastewater.	<p><b>Mitigation Measure 3.12-2</b></p> <p>Mitigation Measure 3.12-2: Design off site sewer pipeline per Placer County requirements. This mitigation measure applies to impact 3.12-2.</p> <p>The Applicant is responsible for designing and constructing portions of the off site sewer in accordance with design standards set forth by Placer County, including standards in the Placer County Land Development Manual. This mitigation measure would reduce potential impacts related to wastewater conveyance to less than significant. (Draft EIR Section 3.12)</p>	Project Applicant	Prior to Improvement Plan approval	County of Placer, Placer County Department of Facility Services, Engineering and Surveying Department
Increased need for public school capacity.	<p><b>Mitigation Measure 3.12-9</b></p> <p>Pay statutory fees to existing school district(s). This mitigation measure applies to Impact 3.12-9.</p> <p>The Applicant will pay its pro-rata share of statutory school fees to support upgrade of existing facilities or new facilities to serve the proposed project.</p>	Project Applicant	Prior to issuance of Building Permits.	County of Placer, Placer County Building Department

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	(Draft EIR Section 3.12)			
Increased demand for Vector Control	<p><b>Mitigation Measure 3.12-13</b></p> <p>Establish a Vector Prevention and Control Program. The applicant shall submit a Vector Prevention and Control Program for the project. This program shall be coordinated with and reviewed by the Placer County Mosquito Abatement District. This plan shall include applicable prevention and control measures, and address both existing and created (e.g. storm drainage features) vector habitat. Responsible parties for implementation and on-going maintenance shall be identified. Coordination with additional agencies with jurisdiction over preserved wetland features (e.g. U.S. Army Corps of Engineers, RWQCB) may be required. This program must be approved by Placer County Environmental Health Services as part of improvement plan approval.</p> <p>(Draft EIR Section 3.12)</p>	Project Applicant	Prior to Improvement Plan approval.	County of Placer, Environmental Health Services, Placer County Mosquito Abatement District
<b>Cumulative Impacts</b>				
Long-term emissions of ROG, NO <sub>x</sub> , PM <sub>10</sub> , and other criteria pollutants.	<p><b>Mitigation Measure 4.3-1</b></p> <ol style="list-style-type: none"> <li>1. Only natural gas/propane fired, fireplace appliances are allowed.</li> <li>2. The project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor and PM<sub>10</sub> emissions. The applicant's mitigation program must be approved by the Placer County Air Pollution Control District. In lieu of this project implementing its own offsite mitigation program, the applicant can choose to pay an equivalent amount of money into the PCAPCD's Offsite Mitigation Program. The District provides monetary incentives to sources of air pollutant emissions within the projects general vicinities that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The off-site mitigation program has been implemented by a number</li> </ol>	Project Applicant, Placer County Air Pollution Control District	Prior to recording of Final Map, during construction of residential development.	County of Placer, Placer County Air Pollution Control District, Placer County Building Department

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	<p>of projects in Placer County and is considered a feasible mitigation measure for this project to implement.</p> <p>3. HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70% of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC system.</p> <p>4. Open burning shall be prohibited through CC&amp;Rs on all lots.</p> <p>(Draft EIR Section 4.3)</p>			
Long-term impacts to area traffic.	<p><b>Mitigation Measure 4.3-2</b></p> <p>The project will be subject to the payment of traffic impact fees that are in effect in the Dry Creek Fee District, pursuant to applicable Ordinances and Resolutions. Traffic mitigation fee(s) will be required and shall be paid to the Placer County Department of Public Works prior to issuance of any Building Permits for the project:</p> <p>(Draft EIR Section 4.3)</p>	Project Applicant	Prior to Building Permit Issuance.	County of Placer, Placer County Engineering and Surveying Department